Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

104/11 Livingstone Street, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	209/206 Lower Heidelberg Rd IVANHOE EAST 3079	\$553,500	19/03/2024
2	110/206 Lower Heidelberg Rd IVANHOE EAST 3079	\$535,000	04/03/2024
3	LG11/1 Westley Av IVANHOE 3079	\$530,000	19/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/06/2024 14:59







Property Type: Apartment (Residential) Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending March 2024: \$820,000

Comparable Properties



Price: \$553,500 Method: Private Sale

6 1

Date: 19/03/2024 Property Type: Apartment

1

3079 (REI)

1



110/206 Lower Heidelberg Rd IVANHOE EAST Agent Comments **3079 (REI)**

209/206 Lower Heidelberg Rd IVANHOE EAST Agent Comments



Price: \$535,000 Method: Private Sale Date: 04/03/2024 Property Type: Unit



LG11/1 Westley Av IVANHOE 3079 (REI)

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Price: \$530,000 Method: Private Sale Date: 19/02/2024 Property Type: Unit Agent Comments

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Propertydata

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