

# 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 Ivanhoe Parade, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,050,000 & \$2,250,000

### Median sale price

Median price \$1,608,500 Property Type House Suburb Ivanhoe

Period - From 01/10/2022 to 30/09/2023 Source 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.~~

	Address of comparable property	Price	Date of sale
1	10 John St IVANHOE 3079	\$2,221,000	22/09/2023
2	58 Studley Rd IVANHOE 3079	\$2,125,000	20/10/2023
3			

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: 08/11/2023 10:37



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**Property Type:** House  
**Land Size:** 626 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,050,000 - \$2,250,000  
**Median House Price**  
Year ending September 2023: \$1,608,500

## Comparable Properties



**10 John St IVANHOE 3079 (REI)**

**Agent Comments**

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**Price:** \$2,221,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** House  
**Land Size:** 627 sqm approx



**58 Studley Rd IVANHOE 3079 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$2,125,000  
**Method:** Sold Before Auction  
**Date:** 20/10/2023  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 873 sqm approx

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.