

# 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

14 Cremean Avenue, 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 \$2,360,000 & \$2,460,000

### Median sale price

Median price \$1,725,000 Property Type House Suburb Ivanhoe

Period - From 01/01/2023 to 31/12/2023 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	24 Bond St IVANHOE 3079	\$2,600,000	14/02/2024
2			
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: 11/04/2024 10:12



4-5 2.5 2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 579.038 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,360,000 - \$2,460,000  
**Median House Price**  
Year ending December 2023: \$1,725,000

## Comparable Properties



**24 Bond St IVANHOE 3079 (REI)**

**Agent Comments**

4 2 1

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 567 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.

**Account - Miles** | P: 03 9497 3222 | F: 03 9499 4089