

# 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 Magnolia Road, 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 \$1,250,000 & \$1,300,000

### Median sale price

Median price \$1,745,000 Property Type House Suburb Ivanhoe

Period - From 01/04/2023 to 30/06/2023 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	144 Banksia St IVANHOE 3079	\$1,335,000	07/10/2023
2	30 Stortford Av IVANHOE 3079	\$1,282,000	07/10/2023
3	42 Magnolia Rd IVANHOE 3079	\$1,255,000	03/06/2023

**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: 12/10/2023 10:06

14 Magnolia Road, Ivanhoe Vic 3079

Nic Pinch  
94301133  
0490372665  
nic.pinch@fletchers.net.au



 3  1  1

**Property Type:** House  
**Land Size:** 586 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,300,000  
**Median House Price**  
June quarter 2023: \$1,745,000

## Comparable Properties



**144 Banksia St IVANHOE 3079 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 761 sqm approx



**30 Stortford Av IVANHOE 3079 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,282,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



**42 Magnolia Rd IVANHOE 3079 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$1,255,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** House (Res)

**Account - Fletchers Banyule | P: 0394301133**



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