

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

16 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,236,500 Property Type House Suburb Ivanhoe East

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	44 Hawdon St EAGLEMONT 3084	\$1,900,440	06/06/2023
2	5 Abbotsford Gr IVANHOE 3079	\$1,888,000	20/05/2023
3	187 Waterdale Rd IVANHOE 3079	\$1,750,000	15/04/2023

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:

20/07/2023 10:57



4 2 2

Property Type: House
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
June quarter 2023: \$2,236,500

Comparable Properties



44 Hawdon St EAGLEMONT 3084 (REI)

Agent Comments

3 2 2

Price: \$1,900,440
Method: Private Sale
Date: 06/06/2023
Property Type: House
Land Size: 613 sqm approx



5 Abbotsford Gr IVANHOE 3079 (REI)

Agent Comments

4 2 1

Price: \$1,888,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 614 sqm approx



187 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

Price: \$1,750,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 635 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996