

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

17 Lochabar Court, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,550,000 & \$2,750,000

Median sale price

Median price \$1,673,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2023 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	48 Hopetoun Gr EAGLEMONT 3084	\$2,610,000	16/03/2024
2	99 Valentine St IVANHOE 3079	\$2,610,000	22/03/2024
3	22 Latham St IVANHOE 3079	\$2,435,000	16/03/2024

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:

27/03/2024 15:53



5 4 2

Property Type: House (Res)
Land Size: 1041 sqm approx
Agent Comments

Indicative Selling Price
\$2,550,000 - \$2,750,000
Median House Price
December quarter 2023: \$1,673,000

Comparable Properties



48 Hopetoun Gr EAGLEMONT 3084 (REI)

Agent Comments

5 3 2

Price: \$2,610,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 581 sqm approx



99 Valentine St IVANHOE 3079 (REI)

Agent Comments

5 4 4

Price: \$2,610,000
Method: Sold Before Auction
Date: 22/03/2024
Property Type: House (Res)
Land Size: 715 sqm approx



22 Latham St IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$2,435,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 766 sqm approx

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