

# 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

2/11 Rose Street, 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 \$575,000 & \$600,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2024 to 31/03/2024 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	4/6 Linton St IVANHOE 3079	\$617,000	25/11/2023
2	1/80 Marshall St IVANHOE 3079	\$585,000	12/04/2024
3	8/176 Lower Heidelberg Rd IVANHOE EAST 3079	\$501,500	13/09/2023

**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:

23/04/2024 12:29



2   
 1   
 1

**Property Type:** Flat

Agent Comments

**Indicative Selling Price**  
 \$575,000 - \$600,000  
**Median Unit Price**  
 March quarter 2024: \$650,000

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.

## Comparable Properties



**4/6 Linton St IVANHOE 3079 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$617,000

**Method:** Private Sale

**Date:** 25/11/2023

**Rooms:** 4

**Property Type:** Apartment



**1/80 Marshall St IVANHOE 3079 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 12/04/2024

**Property Type:** Unit



**8/176 Lower Heidelberg Rd IVANHOE EAST 3079 (VG)**

Agent Comments

2   
 -   
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**Price:** \$501,500

**Method:** Sale

**Date:** 13/09/2023

**Property Type:** Strata Unit/Flat

Account - Barry Plant | P: (03) 9431 1243