## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/11 Rose Street, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$575,000		&		\$600,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Add	dress 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





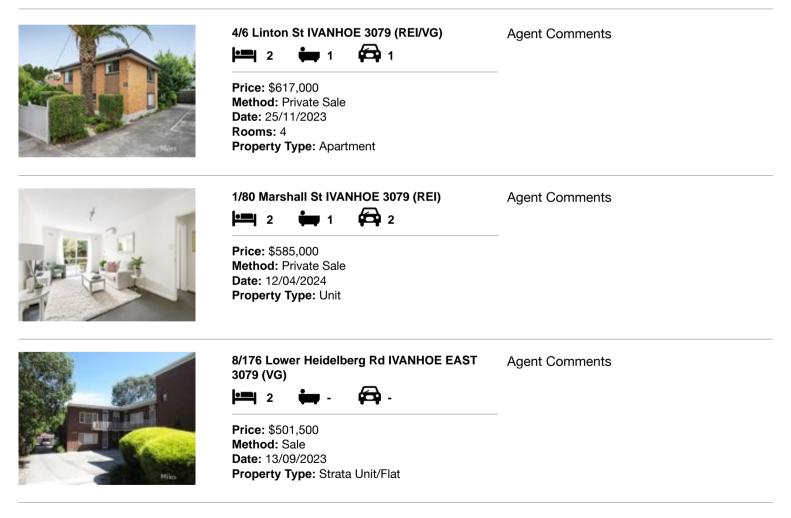




Property Type: Flat Agent Comments Indicative Selling Price \$575,000 - \$600,000 Median Unit Price March quarter 2024: \$650,000

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**



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



property data

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