

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

217 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	32 Valentine St IVANHOE 3079	\$1,600,000	22/04/2023
2	1/3 Lincoln Ct IVANHOE 3079	\$1,402,000	05/08/2023
3			

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:

11/09/2023 16:39



Property Type: House
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2023: \$1,745,000

Comparable Properties



32 Valentine St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 22/04/2023
Rooms: 3
Property Type: House (Res)
Land Size: 572 sqm approx



1/3 Lincoln Ct IVANHOE 3079 (REI)

Agent Comments



Price: \$1,402,000
Method: Auction Sale
Date: 05/08/2023
Rooms: 5
Property Type: House (Res)
Land Size: 560 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800