## 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 217 Waterdale Road, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$1,745,000	Pro	Property Type		House		Suburb	Ivanhoe	
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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 Tony Tuccitto 8841 4888 0407 144 390 tonytuccitto@jelliscraig.com.au

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) 2 2 2 2 - Price: \$1,600,000 Method: Auction Sale Date: 22/04/2023 Rooms: 3 Property Type: House (Res) Land Size: 572 sqm approx	Agent Comments
Hes	1/3 Lincoln Ct IVANHOE 3079 (REI) 3 1 2 Price: \$1,402,000 Method: Auction Sale Date: 05/08/2023 Rooms: 5 Property Type: House (Res) Land Size: 560 sqm approx	Agent Comments

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





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