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

22 Burke Road North, Ivanhoe East Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,340,000		&		\$1,470,000			
Median sale p	rice							
Median price	\$2,400,000	Pro	operty Type	Hou	se		Suburb	Ivanhoe East
Period - From	01/04/2024	to	31/03/2025		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.

Add	dress of comparable property	Price	Date of sale
1	400 Lower Heidelberg Rd EAGLEMONT 3084	\$1,475,000	21/11/2024
2			
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:

20/05/2025 15:51









Property Type: Agent Comments Indicative Selling Price \$1,340,000 - \$1,470,000 Median House Price Year ending March 2025: \$2,400,000

Comparable Properties



400 Lower Heidelberg Rd EAGLEMONT 3084 (REI/VG) Agent Comments → 3 → 2 → 1 Price: \$1,475,000 Method: Private Sale Date: 21/11/2024 Property Type: House

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.

Land Size: 502 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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