

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

3/9 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,075,000 & \$1,175,000

Median sale price

Median price \$1,800,000 Property Type House 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	1/16 Griffiths St BELLFIELD 3081	\$1,150,000	26/02/2024
2	40 Plunkett St BELLFIELD 3081	\$1,080,000	09/03/2024
3	1/84 Darebin St HEIDELBERG 3084	\$1,020,000	23/03/2024

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:

22/05/2024 11:10



Property Type:
Agent Comments

Indicative Selling Price
\$1,075,000 - \$1,175,000
Median House Price
March quarter 2024: \$1,800,000

Comparable Properties



1/16 Griffiths St BELLFIELD 3081 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 26/02/2024
Property Type: Townhouse (Res)



40 Plunkett St BELLFIELD 3081 (REI)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Townhouse (Res)



1/84 Darebin St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

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