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 3/9 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,075,000		&		\$1,175,000				
Median sale price									
Median price	\$1,800,000	Pro	Property Type Hou		ise		Suburb	Ivanhoe	
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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) 4 2 2 2 Price: \$1,150,000 Method: Private Sale Date: 26/02/2024 Property Type: Townhouse (Res)	Agent Comments
40 Plunkett St BELLFIELD 3081 (REI) 3 3 40 Price: \$1,080,000 Method: Auction Sale Date: 09/03/2024 Property Type: Townhouse (Res)	Agent Comments
1/84 Darebin St HEIDELBERG 3084 (REI) 3 2 2 2 Price: \$1,020,000 Method: Auction Sale Date: 23/03/2024 Property Type: Townhouse (Res)	Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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