

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 Fairy Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$3,000,000 & \$3,200,000

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	22 Withers St IVANHOE EAST 3079	\$3,010,000	24/02/2024
2	35 Silverdale Rd EAGLEMONT 3084	\$2,910,000	08/04/2024
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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:

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Property Type: 3 x Units
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,200,000
Median House Price
March quarter 2024: \$1,800,000

Comparable Properties



22 Withers St IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$3,010,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 1128 sqm approx



35 Silverdale Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,910,000
Method: Private Sale
Date: 08/04/2024
Rooms: 8
Property Type: House (Res)
Land Size: 1104 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.