Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	33 Elphin Street, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between	\$2,650,000	&	\$2,750,000

Median sale price

Median price	\$1,725,000	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/01/2023	to	31/12/2023		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 sixmonths 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	12 Mervyn Cr IVANHOE 3079	\$2,740,000	13/09/2023
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:	19/01/2024 11:37





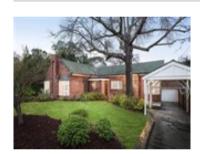




Property Type: House (Res) **Land Size:** 646 sqm approx Agent Comments

Indicative Selling Price \$2,650,000 - \$2,750,000 Median House Price Year ending December 2023: \$1,725,000

Comparable Properties



12 Mervyn Cr IVANHOE 3079 (REI)

— 4





Price: \$2,740,000

Method: Sold Before Auction

Date: 13/09/2023

Property Type: House (Res) **Land Size:** 859 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.

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