#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode	35 Gilbert Road, Ivanhoe Vic 3079

#### Indicative selling price

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

Range between \$2,100,000	&	\$2,300,000
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#### Median sale price

Median price \$1,725,000	Property 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

Address of comparable property		1 1100	Date of Sale
1	33 Magnolia Rd IVANHOE 3079	\$2,251,000	09/12/2023
2	35 King St IVANHOE EAST 3079	\$2,180,000	22/12/2023
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:	24/01/2024 13:20



Date of sale







Property Type: House

Land Size: 841m2 (approx.) sqm

**Agent Comments** 

**Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median House Price** 

Year ending December 2023: \$1,725,000

## Comparable Properties



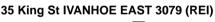
33 Magnolia Rd IVANHOE 3079 (REI)



Price: \$2,251,000 Method: Auction Sale Date: 09/12/2023 Rooms: 6

Property Type: House (Res) Land Size: 833 sqm approx

**Agent Comments** 









Price: \$2,180,000 Method: Private Sale Date: 22/12/2023 Rooms: 6

Property Type: House (Res) Land Size: 671 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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