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	35 Waterdale Road, Ivanhoe Vic 3079
Including suburb and	
postcode	
•	

Indicative selling price

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

Range between	\$1,650,000	&	\$1,800,000

Median sale price

Median price \$1,673,00	00 Pro	operty Type Ho	use	Suburb	Ivanhoe
Period - From 01/10/202	23 to	31/12/2023	Source	ce 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

Address of comparable property		Price	Date of sale
1	13 Harker St ALPHINGTON 3078	\$1,870,000	01/01/2024
2	159 Waterdale Rd IVANHOE 3079	\$1,850,000	02/03/2024
3	36 Naroon Rd ALPHINGTON 3078	\$1,840,000	09/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/03/2024 09:21









Property Type:

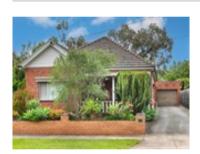
Divorce/Estate/Family Transfers Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price \$1,650,000 - \$1,800,000 **Median House Price**

December quarter 2023: \$1,673,000

Comparable Properties



13 Harker St ALPHINGTON 3078 (REI/VG)



Price: \$1,870,000 Method: Private Sale Date: 01/01/2024

Property Type: House Land Size: 746 sqm approx **Agent Comments**



159 Waterdale Rd IVANHOE 3079 (REI)





Price: \$1,850,000 Method: Auction Sale Date: 02/03/2024 Rooms: 5

Property Type: House (Res)

Land Size: 649 sqm approx

Agent Comments



36 Naroon Rd ALPHINGTON 3078 (REI)

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Price: \$1,840,000 Method: Private Sale

Date: 09/02/2024 Property Type: House Agent Comments

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



