

# 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

35 Waterdale Road, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,673,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2023 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 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	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 comparable properties 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)

Agent Comments



**Price:** \$1,870,000  
**Method:** Private Sale  
**Date:** 01/01/2024  
**Property Type:** House  
**Land Size:** 746 sqm approx



159 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments



**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



36 Naroon Rd ALPHINGTON 3078 (REI)

Agent Comments



**Price:** \$1,840,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** House

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