

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 37 Kenilworth Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,745,000 Property Type House Suburb Ivanhoe

Period - From 01/04/2023 to 30/06/2023 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	319 Upper Heidelberg Rd IVANHOE 3079	\$2,200,000	23/02/2023
2	66 Bond St IVANHOE 3079	\$2,080,000	21/06/2023
3	60 Waterdale Rd IVANHOE 3079	\$1,950,000	31/03/2023

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: 29/08/2023 17:21



3 2 2

Property Type: House
Land Size: 762 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2023: \$1,745,000

Comparable Properties



319 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments

4 2 2

Price: \$2,200,000
Method: Private Sale
Date: 23/02/2023
Property Type: House
Land Size: 724 sqm approx



66 Bond St IVANHOE 3079 (REI)

Agent Comments

4 2 3

Price: \$2,080,000
Method: Private Sale
Date: 21/06/2023
Rooms: 7
Property Type: House (Res)
Land Size: 631 sqm approx



60 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

4 1 2

Price: \$1,950,000
Method: Private Sale
Date: 31/03/2023
Property Type: House
Land Size: 782 sqm approx

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