

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

4/56 Belmont Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$975,000 Property Type Townhouse Suburb Ivanhoe

Period - From 20/02/2023 to 19/02/2024 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	8 Woodstock Cr IVANHOE 3079	\$1,040,000	02/12/2023
2	1/10 Malta St IVANHOE 3079	\$1,005,000	16/11/2023
3	4/100 Ford St IVANHOE 3079	\$966,000	16/12/2023

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:

20/02/2024 14:33



3 2 1

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median Townhouse Price
20/02/2023 - 19/02/2024: \$975,000

Comparable Properties



8 Woodstock Cr IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$1,040,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)



1/10 Malta St IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$1,005,000
Method: Private Sale
Date: 16/11/2023
Property Type: Townhouse (Res)



4/100 Ford St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$966,000
Method: Private Sale
Date: 16/12/2023
Property Type: Townhouse (Single)

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