

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

42 Forster Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$2,300,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2024

to 31/03/2024

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	35 Magnolia Rd IVANHOE 3079	\$1,950,000	24/02/2024
2	11 Jellicoe St IVANHOE 3079	\$1,800,000	06/04/2024
3	25 Grandview Gr ROSANNA 3084	\$1,520,000	15/05/2024

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:

02/07/2024 17:39



 3
  1
  2

Property Type: House
Land Size: 1147 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000
Median House Price
 March quarter 2024: \$1,800,000

Comparable Properties



35 Magnolia Rd IVANHOE 3079 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,950,000
Method: Auction Sale
Date: 24/02/2024
Rooms: 4
Property Type: House (Res)
Land Size: 828 sqm approx



11 Jellicoe St IVANHOE 3079 (REI)

Agent Comments

 4
  2
  2

Price: \$1,800,000
Method: Private Sale
Date: 06/04/2024
Property Type: House
Land Size: 835 sqm approx



25 Grandview Gr ROSANNA 3084 (REI)

Agent Comments

 3
  1
  2

Price: \$1,520,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: House (Res)
Land Size: 1150 sqm approx

Account - Barry Plant | P: (03) 9431 1243