

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 43 Rotherwood Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,412,500 Property Type House Suburb Ivanhoe East

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	7 The Righi EAGLEMONT 3084	\$2,170,000	21/03/2024
2	44 Melcombe Rd IVANHOE 3079	\$2,045,000	23/03/2024
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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: 26/04/2024 14:22



Property Type: House (Previously Occupied - Detached)
Land Size: 453 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
March quarter 2024: \$2,412,500

Comparable Properties



7 The Righi EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,170,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: House (Res)
Land Size: 346 sqm approx



44 Melcombe Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$2,045,000
Method: Auction Sale
Date: 23/03/2024
Rooms: 4
Property Type: House (Res)
Land Size: 558 sqm approx

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.

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