

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 44 Hardy Terrace, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,850,000 & \$2,950,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Ivanhoe East

Period - From 01/01/2023 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	34 Hardy Tce IVANHOE EAST 3079	\$2,875,000	04/08/2023
2			
3			

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: 23/01/2024 14:03



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Property Type: House

Land Size: 1105 sqm approx

Agent Comments

House 24.75sq approx. or 230m2

Indicative Selling Price

\$2,850,000 - \$2,950,000

Median House Price

Year ending December 2023: \$2,500,000

Comparable Properties



34 Hardy Tce IVANHOE EAST 3079 (REI)

Agent Comments

 3  1  1

Price: \$2,875,000

Method: Private Sale

Date: 04/08/2023

Property Type: House

Land Size: 1153 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.