

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

47 Rockbeare Grove, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,100,000 & \$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	22 Latham St IVANHOE 3079	\$2,435,000	16/03/2024
2	18 Lowther St ALPHINGTON 3078	\$2,360,000	18/05/2024
3	35 Waterdale Rd IVANHOE 3079	\$2,035,000	18/03/2024

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:

27/06/2024 10:48



3
 1
 2

Property Type: House (Res)

Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

March quarter 2024: \$1,800,000

Comparable Properties



22 Latham St IVANHOE 3079 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,435,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 766 sqm approx



18 Lowther St ALPHINGTON 3078 (REI)

Agent Comments

3
 2
 2

Price: \$2,360,000

Method: Private Sale

Date: 18/05/2024

Property Type: House

Land Size: 714 sqm approx



35 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

3
 1
 2

Price: \$2,035,000

Method: Private Sale

Date: 18/03/2024

Property Type: House

Land Size: 597 sqm approx

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