

## 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

49 IRONBARK CRESCENT IVANHOE VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,760,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

7 IRONBARK CRESCENT IVANHOE VIC 3079	\$825,000	10-Mar-23
12 WOODSTOCK CRESCENT IVANHOE VIC 3079	\$985,000	03-Jun-23
18 CARLYLE CRESCENT BELLFIELD VIC 3081	\$930,000	26-May-23

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 6 months.~~

This Statement of Information was prepared on: 16 August 2023

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**7 IRONBARK CRESCENT IVANHOE  
VIC 3079**

3 2 1

Sold Price

**\$825,000**

Sold Date

**10-Mar-23**

Distance

**0.13km**



**12 WOODSTOCK CRESCENT  
IVANHOE VIC 3079**

3 2 2

Sold Price

<sup>RS</sup> **\$985,000**

Sold Date

**03-Jun-23**

Distance

**0.05km**



**18 CARLYLE CRESCENT BELLFIELD  
VIC 3081**

3 2 1

Sold Price

**\$930,000**

Sold Date

**26-May-23**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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