

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

5/8 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

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

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

Median sale price

Median price \$703,000 Property Type Unit Suburb Ivanhoe

Period - From 01/07/2023 to 30/09/2023 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	4/5 Edward Ct IVANHOE 3079	\$1,090,000	08/08/2023
2	2/20 Dalveen Rd IVANHOE 3079	\$975,000	18/08/2023
3	7/22 Oriel Rd IVANHOE 3079	\$975,000	13/05/2023

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:

23/10/2023 14:04



 3  2  2

Property Type: Townhouse
Land Size: 181 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median Unit Price
September quarter 2023: \$703,000

Comparable Properties



4/5 Edward Ct IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,090,000
Method: Private Sale
Date: 08/08/2023
Property Type: Townhouse (Single)



2/20 Dalveen Rd IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  2

Price: \$975,000
Method: Sold Before Auction
Date: 18/08/2023
Property Type: Townhouse (Res)



7/22 Oriel Rd IVANHOE 3079 (REI/VG)

Agent Comments

 2  2  1

Price: \$975,000
Method: Auction Sale
Date: 13/05/2023
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 187 sqm approx

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