

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 6/17 Cedric Street, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,349,000 Property Type Townhouse Suburb Ivanhoe East

Period - From 13/11/2022 to 12/11/2023 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 | 3/27-29 Kenilworth Pde IVANHOE 3079 | \$1,538,000 | 15/07/2023 |
| 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: 13/11/2023 11:52



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Townhouse Price

13/11/2022 - 12/11/2023: \$1,349,000

Comparable Properties



3/27-29 Kenilworth Pde IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$1,538,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Townhouse (Res)

Land Size: 181 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.