Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/46 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	'underquot	ting		
Range betweer	\$590,000		&		\$649,000			
Median sale p	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	11/125 Bell St IVANHOE 3079	\$685,000	16/01/2024
2	9/26 Livingstone St IVANHOE 3079	\$650,000	13/03/2024
3	1/38 Linden Av IVANHOE 3079	\$632,000	20/12/2023

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:

30/04/2024 14:20









Rooms: 3 Property Type: Unit Agent Comments Golan Flamm 9533 0999 0410 469 876 gflamm@flarerealestate.com.au

Indicative Selling Price \$590,000 - \$649,000 Median Unit Price Year ending March 2024: \$820,000

Comparable Properties

11/125 Bell St IVANHOE 3079 (VG)



Price: \$685,000 Method: Sale Date: 16/01/2024 Property Type: Strata Unit/Flat Agent Comments

Date: 16/01/2024 Property Type: Strata U

9/26 Livingstone St IVANHOE 3079 (REI)

Agent Comments





Price: \$650,000 Method: Private Sale Date: 13/03/2024 Property Type: Unit

1/38 Linden Av IVANHOE 3079 (REI/VG)



Agent Comments



Price: \$632,000 Method: Private Sale Date: 20/12/2023 Property Type: Unit

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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