

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

6/94 ST ELMO ROAD IVANHOE VIC 3079

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2022

to

31 Oct 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

2/14 ATHELSTANE GROVE IVANHOE VIC 3079	\$560,000	15-Nov-22
4/6 ELPHIN STREET IVANHOE VIC 3079	\$647,000	08-Mar-23
4/11 KENILWORTH PARADE IVANHOE VIC 3079	\$660,000	09-Nov-22

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: 23 November 2023



**2/14 ATHELSTANE GROVE
IVANHOE VIC 3079**

 2  1  1

Sold Price **\$560,000** Sold Date **15-Nov-22**

Distance **0.73km**



**4/6 ELPHIN STREET IVANHOE VIC
3079**

 2  1  1

Sold Price **\$647,000** Sold Date **08-Mar-23**

Distance **2.04km**



**4/11 KENILWORTH PARADE
IVANHOE VIC 3079**

 2  1  1

Sold Price **\$660,000** Sold Date **09-Nov-22**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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