

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

7 Malta Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/04/2024

to

30/06/2024

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 | 12 Mabel St IVANHOE 3079 | \$1,405,000 | 20/04/2024 |
| 2 | 10 Ambrose St IVANHOE 3079 | \$1,475,000 | 03/09/2024 |
| 3 | 72 Oriel Rd IVANHOE 3079 | \$1,350,000 | 23/08/2024 |

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:

12/09/2024 13:04



 3
  1
  2

Property Type: House
Land Size: 647 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 June quarter 2024: \$1,705,000

Comparable Properties

12 Mabel St IVANHOE 3079 (REI)

Agent Comments

 3
  1
  -

Price: \$1,405,000
Method:
Date: 20/04/2024
Property Type: House



10 Ambrose St IVANHOE 3079 (REI)

Agent Comments

 3
  1
  1

Price: \$1,475,000
Method: Sold Before Auction
Date: 03/09/2024
Property Type: House
Land Size: 590 sqm approx



72 Oriel Rd IVANHOE 3079 (REI)

Agent Comments

 3
  2
  2

Price: \$1,350,000
Method: Private Sale
Date: 23/08/2024
Property Type: House
Land Size: 636 sqm approx

Account - Barry Plant | P: 03 9842 8888