

## 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

8/125 LOCKSLEY ROAD IVANHOE VIC 3079

### Indicative selling price

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

Single Price

or range  
between

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Feb 2023

to

31 Jan 2024

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

4/6 LINTON STREET IVANHOE VIC 3079	\$617,000	25-Nov-23
1/18 CARMICHAEL STREET IVANHOE EAST VIC 3079	\$630,000	28-Oct-23

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: 09 February 2024

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

Sold Price

**\$617,000**

Sold Date

**25-Nov-23** 2  1  1

Distance

**0.77km****1/18 CARMICHAEL STREET IVANHOE EAST VIC 3079**

Sold Price

**\$630,000**

Sold Date

**28-Oct-23** 2  1  1

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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