

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 Royal Court, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,643,500

Property Type House

Suburb Ivanhoe

Period - From 01/07/2023

to 30/09/2023

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	51 Bond St IVANHOE 3079	\$1,375,000	19/05/2023
2	21 Stortford Av IVANHOE 3079	\$1,350,000	09/09/2023
3	30 Stortford Av IVANHOE 3079	\$1,282,000	07/10/2023

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:

27/11/2023 20:18



 2
  1
  2

Property Type: House
Land Size: 674 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,400,000
Median House Price
 September quarter 2023: \$1,643,500

Comparable Properties

51 Bond St IVANHOE 3079 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,375,000
Method: Sold Before Auction
Date: 19/05/2023
Property Type: House (Res)
Land Size: 558 sqm approx



21 Stortford Av IVANHOE 3079 (REI)

Agent Comments

 3
  1
  2

Price: \$1,350,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)



30 Stortford Av IVANHOE 3079 (REI)

Agent Comments

 3
  1
  1

Price: \$1,282,000
Method: Auction Sale
Date: 07/10/2023
Rooms: 5
Property Type: House (Res)
Land Size: 620 sqm approx

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