

# 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 93 Oriel 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$1,732,500 Property Type House Suburb Ivanhoe

Period - From 01/04/2023 to 31/03/2024 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 Gona St HEIDELBERG WEST 3081	\$690,000	06/04/2024
2			
3			

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: 12/06/2024 13:06



2   1   1

**Property Type:** House  
**Land Size:** 360 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
Year ending March 2024: \$1,732,500

## Comparable Properties



**12 Gona St HEIDELBERG WEST 3081 (REI/VG)** **Agent Comments**

2   1   1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 06/04/2024  
**Property Type:** House (Res)  
**Land Size:** 293 sqm approx

Similar land size, we are a much better location but the house is run down. Based on current rental of \$350 per week money needs to be spent.

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.