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	6/15 Livingstone Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price $1,049,000

Median sale price

Median price $740,000 Property Type Unit Suburb Ivanhoe

Period - From 01/07/2023 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.

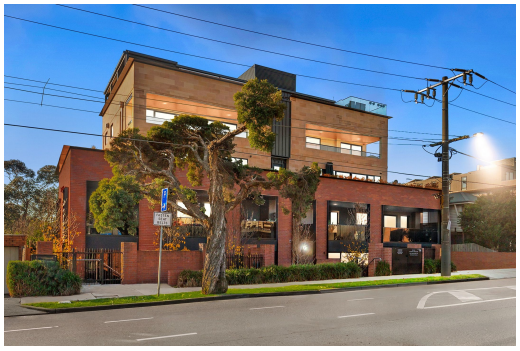
	Address of comparable property	Price	Date of sale
1	5/125 Grange Rd FAIRFIELD 3078	$990,000	25/05/2024
2	2/234 Arthur St FAIRFIELD 3078	$1,080,000	02/03/2024
3	107B/173 The Boulevard IVANHOE EAST 3079	$965,000	02/02/2024

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: 02/08/2024 11:06

6/15 Livingstone Street, Ivanhoe Vic 3079



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,049,000
Median Unit Price
Year ending June 2024: $740,000

Comparable Properties



5/125 Grange Rd FAIRFIELD 3078 (REI/VG)

3 2 2

Price: $990,000
Method: Sold Before Auction
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments



2/234 Arthur St FAIRFIELD 3078 (REI/VG)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)

Agent Comments



107B/173 The Boulevard IVANHOE EAST 3079 (REI)

2 2 2

Price: $965,000
Method: Private Sale
Date: 02/02/2024
Rooms: 3
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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