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	63 York Avenue, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $2,900,000 & $3,190,000

Median sale price

Median price $2,100,000 Property Type House Suburb Ivanhoe East

Period - From 27/05/2020 to 26/05/2021 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	7 Carn Av IVANHOE 3079	$3,050,000	06/05/2021
2	75 The Eyrie EAGLEMONT 3084	$2,920,000	15/04/2021
3	14 Redesdale Rd IVANHOE 3079	$3,000,000	09/03/2021

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: 27/05/2021 15:34

RT Edgar



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
27/05/2020 - 26/05/2021: $2,100,000

Comparable Properties



7 Carn Av IVANHOE 3079 (REI)

5 2 3

Price: $3,050,000
Method: Sold Before Auction
Date: 06/05/2021
Property Type: House (Res)
Land Size: 1012 sqm approx

Agent Comments



75 The Eyrie EAGLEMONT 3084 (REI)

4 2 1

Price: $2,920,000
Method: Private Sale
Date: 15/04/2021
Property Type: House
Land Size: 820 sqm approx

Agent Comments



14 Redesdale Rd IVANHOE 3079 (REI)

4 3 2

Price: $3,000,000
Method: Private Sale
Date: 09/03/2021
Property Type: House
Land Size: 675 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.