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	160 The Boulevard, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,650,000 & $1,795,000

Median sale price

Median price $2,635,000 Property Type House Suburb Ivanhoe East

Period - From 01/04/2024 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	35 Gilbert Rd IVANHOE 3079	$1,780,000	28/06/2024
2	931 Heidelberg Rd IVANHOE 3079	$1,701,000	27/05/2024
3	80 Maltravers Rd EAGLEMONT 3084	$1,630,000	09/03/2024

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: 31/07/2024 11:08

160 The Boulevard, Ivanhoe East Vic 3079

Nelson Alexander



4 -

Property Type: House (Previously Occupied - Detached)
Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,795,000
Median House Price
June quarter 2024: $2,635,000

Comparable Properties



35 Gilbert Rd IVANHOE 3079 (REI)

4 2 2

Price: $1,780,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 826 sqm approx

Agent Comments



931 Heidelberg Rd IVANHOE 3079 (REI/VG)

4 2 2

Price: $1,701,000
Method: Private Sale
Date: 27/05/2024
Property Type: House
Land Size: 573 sqm approx

Agent Comments



80 Maltravers Rd EAGLEMONT 3084 (REI/VG)

4 2 2

Price: $1,630,000
Method: Auction Sale
Date: 09/03/2024
Rooms: 9
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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