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	2/91 Green Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $975,000 Property Type Townhouse Suburb Ivanhoe

Period - From 03/09/2023 to 02/09/2024 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	4/12 Noel St IVANHOE 3079	$880,000	16/07/2024
2	2 Tully Ct IVANHOE 3079	$880,000	19/04/2024
3	7/5 Curzon St IVANHOE 3079	$875,000	29/03/2024

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: 03/09/2024 13:18



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Townhouse Price
03/09/2023 - 02/09/2024: $975,000

Comparable Properties



4/12 Noel St IVANHOE 3079 (REI)

2 1 1

Price: $880,000
Method: Private Sale
Date: 16/07/2024
Property Type: Townhouse (Single)

Agent Comments



2 Tully Ct IVANHOE 3079 (REI/VG)

2 2 1

Price: $880,000
Method: Private Sale
Date: 19/04/2024
Property Type: Townhouse (Single)
Land Size: 162 sqm approx

Agent Comments



7/5 Curzon St IVANHOE 3079 (REI/VG)

2 2 1

Price: $875,000
Method: Private Sale
Date: 29/03/2024
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 198 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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