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	21 Rotherwood Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $2,400,000 & $2,500,000

Median sale price

Median price $2,337,500 Property Type House Suburb Ivanhoe East

Period - From 02/10/2023 to 01/10/2024 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	184 The Boulevard IVANHOE EAST 3079	$2,525,000	21/09/2024
2	122 The Righi EAGLEMONT 3084	$2,421,500	14/09/2024
3	14 Cremean Av IVANHOE 3079	$2,500,000	11/05/2024

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: 02/10/2024 09:44

21 Rotherwood Road, Ivanhoe East Vic 3079

Nelson Alexander



4 -

Property Type: House (Previously Occupied - Detached)
Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,500,000
Median House Price
02/10/2023 - 01/10/2024: $2,337,500

Comparable Properties



184 The Boulevard IVANHOE EAST 3079 (REI)

5 2 2

Price: $2,525,000
Method: Private Sale
Date: 21/09/2024
Rooms: 7
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments



122 The Righi EAGLEMONT 3084 (REI)

4 3 2

Price: $2,421,500
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments



14 Cremean Av IVANHOE 3079 (REI/VG)

4 2 2

Price: $2,500,000
Method: Auction Sale
Date: 11/05/2024
Rooms: 7
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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