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	7 Keam Street, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $2,100,000

Median sale price

Median price $2,350,000 Property Type House Suburb Ivanhoe East

Period - From 01/10/2023 to 30/09/2024 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	5 Lawrence St EAGLEMONT 3084	$2,106,000	09/11/2024
2	102 Locksley Rd IVANHOE 3079	$2,059,000	21/09/2024
3	20 The Righi EAGLEMONT 3084	$2,100,000	29/08/2024

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: 16/11/2024 11:28

7 Keam Street, Ivanhoe East Vic 3079



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Property Type:
Agent Comments

Indicative Selling Price
$2,100,000
Median House Price
Year ending September 2024: $2,350,000

Comparable Properties



5 Lawrence St EAGLEMONT 3084 (REI)

5 2 1

Price: $2,106,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments



102 Locksley Rd IVANHOE 3079 (REI)

6 2 1

Price: $2,059,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 832 sqm approx

Agent Comments



20 The Righi EAGLEMONT 3084 (REI)

3 1 1

Price: $2,100,000
Method: Private Sale
Date: 29/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 845 sqm approx

Agent Comments

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

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