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<br>Including suburb and postcode | 10A Dalveen Road, Ivanhoe Vic 3079 |

## Indicative selling price

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

Single price $1,295,000

## Median sale price

Median price $1,800,000 Property Type House Suburb Ivanhoe

Period - From 13/01/2024 to 12/01/2025 Source Property Data

## 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 | 2/2 Noel St IVANHOE 3079 | $1,380,000 | 10/12/2024 |
| 2 | 1/1007 Heidelberg Rd IVANHOE 3079 | $1,300,000 | 26/08/2024 |
| 3 | 34 Beatty St IVANHOE 3079 | $1,320,000 | 19/08/2024 |

**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: 13/01/2025 11:14

# 10A Dalveen Road, Ivanhoe Vic 3079

Nelson Alexander



**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,295,000
**Median House Price**
13/01/2024 - 12/01/2025: $1,800,000

## Comparable Properties



**2/2 Noel St IVANHOE 3079 (REI)**

3 2 2

**Price:** $1,380,000
**Method:** Private Sale
**Date:** 10/12/2024
**Rooms:** 4
**Property Type:** Townhouse (Res)

Agent Comments



**1/1007 Heidelberg Rd IVANHOE 3079 (REI/VG)**

3 2 2

**Price:** $1,300,000
**Method:** Sold Before Auction
**Date:** 26/08/2024
**Property Type:** Townhouse (Res)

Agent Comments



**34 Beatty St IVANHOE 3079 (REI/VG)**

3 2 2

**Price:** $1,320,000
**Method:** Sold Before Auction
**Date:** 19/08/2024
**Property Type:** House (Res)
**Land Size:** 208 sqm approx

Agent Comments

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

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