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	2/88 Beatty Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $975,000 Property Type Townhouse Suburb Ivanhoe

Period - From 19/11/2023 to 18/11/2024 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	2/127 Ford St IVANHOE 3079	$1,165,000	04/09/2024
2	4/157 Banksia St IVANHOE 3079	$1,125,000	27/07/2024
3			

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: 19/11/2024 08:50

2/88 Beatty Street, Ivanhoe Vic 3079

Nelson Alexander



- -

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
19/11/2023 - 18/11/2024: $975,000

Comparable Properties



2/127 Ford St IVANHOE 3079 (REI)

3 2 1

Agent Comments

Price: $1,165,000
Method: Private Sale
Date: 04/09/2024
Rooms: 5
Property Type: Townhouse (Res)



4/157 Banksia St IVANHOE 3079 (REI/VG)

3 2 2

Agent Comments

Price: $1,125,000
Method: Sold Before Auction
Date: 27/07/2024
Rooms: 5
Property Type: Townhouse (Res)

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.

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

REIV THE DIFFERENCE | propertydata.com.au

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