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	G03B/173 The Boulevard, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,060,000 & $1,100,000

Median sale price

Median price $1,110,000 Property Type Unit Suburb Ivanhoe East

Period - From 17/02/2024 to 16/02/2025 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	G11/173 The Boulevard IVANHOE EAST 3079	$1,016,500	02/11/2024
2			
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: 17/02/2025 11:56

G03B/173 The Boulevard, Ivanhoe East Vic 3079



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,060,000 - $1,100,000
Median Unit Price
17/02/2024 - 16/02/2025: $1,110,000

Comparable Properties



G11/173 The Boulevard IVANHOE EAST 3079 (REI)

2 2 2

Price: $1,016,500
Method: Private Sale
Date: 02/11/2024
Rooms: 3
Property Type: Apartment

Agent Comments

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

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