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	8/147 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $733,500 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2024 to 31/12/2024 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	4/115 Bond St IVANHOE 3079	$732,000	28/11/2024
2	1/36 Livingstone St IVANHOE 3079	$747,000	17/11/2024
3	9/110 Maltravers Rd EAGLEMONT 3084	$680,000	12/11/2024

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: 18/02/2025 17:29

8/147 Marshall Street, Ivanhoe Vic 3079

Nelson Alexander

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Unit Price
Year ending December 2024: $733,500

Comparable Properties



4/115 Bond St IVANHOE 3079 (REI/VG)

2 1 1

Price: $732,000
Method: Private Sale
Date: 28/11/2024
Property Type: Unit

Agent Comments



1/36 Livingstone St IVANHOE 3079 (REI/VG)

2 2 1

Price: $747,000
Method: Auction Sale
Date: 17/11/2024
Property Type: Townhouse (Res)

Agent Comments



9/110 Maltravers Rd EAGLEMONT 3084 (REI/VG)

2 1 -

Price: $680,000
Method: Private Sale
Date: 12/11/2024
Rooms: 3
Property Type: Apartment

Agent Comments

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