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	1/40 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $775,000 & $850,000

Median sale price

Median price $760,000 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2024 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	4/11 Linden Av IVANHOE 3079	$795,000	09/11/2024
2	12/360 Upper Heidelberg Rd IVANHOE 3079	$835,000	11/09/2024
3	3/58 Green St IVANHOE 3079	$800,000	07/09/2024

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: 23/01/2025 11:50

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$775,000 - $850,000
Median Unit Price
December quarter 2024: $760,000

Comparable Properties



4/11 Linden Av IVANHOE 3079 (REI/VG)

2 | 1 | 1

Price: $795,000
Method: Auction Sale
Date: 09/11/2024
Rooms: 3
Property Type: Unit

Agent Comments



12/360 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)

2 | 1 | 1

Price: $835,000
Method: Private Sale
Date: 11/09/2024
Rooms: 4
Property Type: Unit

Agent Comments



3/58 Green St IVANHOE 3079 (REI/VG)

2 | 1 | 1

Price: $800,000
Method: Auction Sale
Date: 07/09/2024
Rooms: 3
Property Type: Unit
Land Size: 235 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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