

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

1/11 Rose Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$895,500 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2023 to 31/12/2023 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	3/33 Carmichael St IVANHOE EAST 3079	\$675,000	20/12/2023
2	8/3 Rotherwood Rd IVANHOE EAST 3079	\$651,000	21/10/2023
3	8A/200-202 Lower Heidelberg Rd IVANHOE EAST 3079	\$632,500	07/12/2023

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:

29/01/2024 12:03



 2  1  1

Property Type: Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$680,000
Median Unit Price
December quarter 2023: \$895,500

Comparable Properties



3/33 Carmichael St IVANHOE EAST 3079 (REI) **Agent Comments**

 2  1  1

Price: \$675,000
Method: Auction Sale
Date: 20/12/2023
Property Type: Apartment



8/3 Rotherwood Rd IVANHOE EAST 3079 (REI/VG) **Agent Comments**

 2  2  1

Price: \$651,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Unit



8A/200-202 Lower Heidelberg Rd IVANHOE EAST 3079 (REI) **Agent Comments**

 2  1  2

Price: \$632,500
Method: Private Sale
Date: 07/12/2023
Rooms: 4
Property Type: Apartment

Account - Barry Plant | P: (03) 9431 1243