

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

4/25 Rockbeare Grove Ivanhoe VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

2/20 Livingstone Street Ivanhoe VIC 3079	\$681,000	10-Apr-21
1/19 Livingstone Street Ivanhoe VIC 3079	\$685,000	20-Feb-21
3/141 Marshall Street Ivanhoe VIC 3079	\$775,000	05-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 18 April 2021



2/20 Livingstone Street Ivanhoe VIC 3079

2 1 1

Sold Price

^{RS} **\$681,000**

Sold Date

10-Apr-21

Distance

0.67km



1/19 Livingstone Street Ivanhoe VIC 3079

2 1 1

Sold Price

^{RS} **\$685,000**

Sold Date

20-Feb-21

Distance

0.73km



3/141 Marshall Street Ivanhoe VIC 3079

2 1 1

Sold Price

\$775,000

Sold Date

05-Feb-21

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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