

# 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

20 Ailsa Grove Ivanhoe VIC 3079

### Indicative selling price

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

Single Price

or range  
between

\$1,800,000

&

\$1,890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Jul 2019

to

30 Jun 2020

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

3 Rocke Street Ivanhoe VIC 3079	\$2,340,000	22-Feb-20
23 Ford Street Ivanhoe VIC 3079	\$1,686,868	06-Jun-20
55 Livingstone Street Ivanhoe VIC 3079	\$1,565,000	30-Jan-20

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: 26 July 2020



**3 Rocke Street Ivanhoe VIC 3079**

Sold Price

**\$2,340,000**

Sold Date

**22-Feb-20**

 4  2  1

Distance

**0.76km**



**23 Ford Street Ivanhoe VIC 3079**

Sold Price

**\$1,686,868**

Sold Date

**06-Jun-20**

 4  2  2

Distance

**0.22km**



**55 Livingstone Street Ivanhoe VIC 3079**

Sold Price

**\$1,565,000**

Sold Date

**30-Jan-20**

 4  2  1

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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