

## 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

3/117 BEATTY STREET 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

\$1,200,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Mar 2021

to

28 Feb 2022

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

8/139 BOND STREET IVANHOE VIC 3079	\$1,250,000	07-Mar-22
1/135 IVANHOE PARADE IVANHOE VIC 3079	\$1,200,000	08-Oct-21
2/25 WILMOTH STREET THORNBURY VIC 3071	\$1,250,000	06-Nov-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: 28 March 2022



**8/139 BOND STREET IVANHOE VIC 3079** Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **07-Mar-22**

 3  2  1

Distance **0.51km**



**1/135 IVANHOE PARADE IVANHOE VIC 3079** Sold Price **\$1,200,000** Sold Date **08-Oct-21**

 3  2  1

Distance **1.18km**



**2/25 WILMOTH STREET THORNBURY VIC 3071** Sold Price **\$1,250,000** Sold Date **06-Nov-21**

 3  2  2

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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