

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode

### 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

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*Unit/House  Suburb   
 Period - From  to  Source

### 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 TATE ST, IVANHOE, VIC 3079	\$1,205,000	12/10/2024
12A Ayton Street, IVANHOE VIC 3079	\$1,650,000	04/10/2024
1/38 STUDLEY RD, IVANHOE, VIC 3079	\$1,480,000	20/07/2024

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: