

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

42 MAGNOLIA ROAD 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,000,000

Property type

House

Suburb

Ivanhoe

Period-from

01 May 2022

to

30 Apr 2023

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

90 FORD STREET IVANHOE VIC 3079	\$1,250,000	14-Apr-23
56 FORD STREET IVANHOE VIC 3079	\$1,220,000	08-Feb-23
10 MYRTLE STREET IVANHOE VIC 3079	\$1,088,000	18-Feb-23

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: 02 May 2023

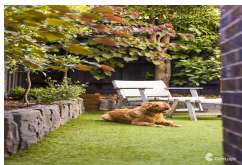

90 FORD STREET IVANHOE VIC 3079
 3  1  2

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **14-Apr-23**

Distance **1.45km**

56 FORD STREET IVANHOE VIC 3079
 3  3  2

Sold Price ^{RS} **\$1,220,000** Sold Date **08-Feb-23**

Distance **1.26km**

10 MYRTLE STREET IVANHOE VIC 3079
 3  2  2

Sold Price ^{RS} **\$1,088,000** Sold Date **18-Feb-23**

Distance **0.1km**
RS = Recent sale

UN = Undisclosed Sale

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