

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Units offered for sale

Address
Including suburb and
postcode

G02, 104, 301 / 162 Maltravers 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)

Unit type or class e.g. One bedroom units	Single price
G02 – Apartment – 2 bedroom, 2 bathroom, 1 car	\$990,000
104 - Apartment – 3 bedroom, 2 bathroom, 2 car	\$1,550,000
301 - Apartment – 3 bedroom, 3 bathroom, 2 car	\$2,250,000

Suburb unit median sale price

Median price

\$895,500

 Suburb

Ivanhoe Vic 3079

Period - From

01/10/2023

 To

31/12/2023

 Source

REIV

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

G02 – Apartment, 2 bedroom, 2 bathroom, 1 car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
104 - Apartment, 3 bedroom, 2 bathroom, 2 car	1 102B/173 The Boulevard, Ivanhoe East 3079	\$1,655,000	02/12/23
	2 2/16 Rotherwood Road, Ivanhoe East 3079	\$1,650,000	31/10/23
	3 3/27 Kenilworth Parage, Ivanhoe 3079	\$1,538,000	15/07/23

Unit type or class

E.g. One bedroom units

301 - Apartment, 3 bedroom, 3 bathroom, 2 car	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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This Statement of Information was prepared on:

24/01/2024

RayWhite