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

109A/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|-----|-------------|------|-------------|------|----------|--------------|--|
| Range betwee | \$1,000,000 | | & | | \$1,100,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$930,000 | Pro | operty Type | Unit | | | Suburb | Ivanhoe East | |
| Period - From | 17/07/2024 | to | 16/07/2025 | | So | urce | Property | / Data | |

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|--|-------------|--------------|
| 1 | G03B/173 The Boulevard IVANHOE EAST 3079 | \$1,010,000 | 23/06/2025 |
| 2 | 2/4-6 Noel St IVANHOE 3079 | \$1,015,000 | 24/05/2025 |
| 3 | | | |

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:

17/07/2025 08:03





Josh Saunders





Property Type: Apartment Agent Comments

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Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price 17/07/2024 - 16/07/2025: \$930,000

Comparable Properties



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.

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