Statement of Information

Single residential property located in the Melbourne metropolitan area

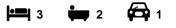
Section 47AF of the Estate Agents Act 1980

Proper	rty offered for s	sale							
Address Including suburb and postcode		191A Banksia Street, Ivanhoe Vic 3079							
Indicat	tive selling pric	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price \$1,010,000									
Median sale price									
Medi	an price \$753,50	00 Pr	operty Type Unit		Su	ıburb	Ivanhoe		
Period	d - From 01/07/2	2022 to	30/06/2023	Soi	urce RE	ΞΙV			
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.								
Address of comparable property						Pri	ice	Date of sale	
1									
2									
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:							09/09/2023 11:09		









Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price \$1,010,000 Median Unit Price Year ending June 2023: \$753,500

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



