

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	52 Ivanhoe Parade, Ivanhoe Vic 3079
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,850,000	&	\$1,900,000
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Median sale price

Median price	\$1,413,500	House	X	Unit		Suburb	Ivanhoe
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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	2 Della Torre Cr IVANHOE 3079	\$1,821,250	06/07/2017
2	32 Ailsa Gr IVANHOE 3079	\$1,850,000	18/03/2017
3	12 Abercorn Av IVANHOE 3079	\$1,895,000	12/05/2017

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.~~



Rooms:
Property Type: House
Land Size: 620 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,900,000
Median House Price
June quarter 2017: \$1,413,500

Comparable Properties



2 Della Torre Cr IVANHOE 3079 (REI)

Agent Comments



Price: \$1,821,250
Method: Private Sale
Date: 06/07/2017
Rooms: 7
Property Type: House
Land Size: 603 sqm approx



32 Ailsa Gr IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 684 sqm approx



12 Abercorn Av IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,895,000
Method: Sold Before Auction
Date: 12/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 681 sqm approx