

## 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

9 Ford Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,875,000

&

\$1,925,000

### Median sale price

Median price \$1,735,000

House

X

Unit

Suburb Ivanhoe

Period - From 01/07/2017

to

30/09/2017

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 | 52 Ivanhoe Pde IVANHOE 3079    | \$1,930,000 | 27/09/2017   |
| 2 | 3 Bailey Gr IVANHOE EAST 3079  | \$1,905,000 | 09/12/2017   |
| 3 | 53 St Elmo Rd IVANHOE 3079     | \$1,885,000 | 16/10/2017   |

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.



 4    2    2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 648 sqm approx

Agent Comments

## Comparable Properties



**52 Ivanhoe Pde IVANHOE 3079 (REI)**

Agent Comments

 3    2    -

**Price:** \$1,930,000

**Method:** Sold Before Auction

**Date:** 27/09/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**3 Bailey Gr IVANHOE EAST 3079 (REI)**

Agent Comments

 4    2    -

**Price:** \$1,905,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 692 sqm approx



**53 St Elmo Rd IVANHOE 3079 (REI)**

Agent Comments

 5    2    2

**Price:** \$1,885,000

**Method:** Private Sale

**Date:** 16/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 653 sqm approx