## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 14 Wadham Road, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,648,888	Pro	operty Type	Hou	ise		Suburb	Ivanhoe
Period - From	01/01/2019	to	31/12/2019		So	ource	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 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	134 Valentine St IVANHOE 3079	\$979,000	18/09/2019
2	30 Perkins Av BELLFIELD 3081	\$957,000	26/10/2019
3			

OR

**B**<sup>\*</sup> 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:

12/03/2020 11:08









Property Type: House (Res) Land Size: 603 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending December 2019: \$1,648,888

# **Comparable Properties**



134 Valentine St IVANHOE 3079 (REI/VG)



Price: \$979,000 Method: Private Sale Date: 18/09/2019 Property Type: House Land Size: 552 sqm approx Agent Comments



30 Perkins Av BELLFIELD 3081 (REI/VG)

Agent Comments



Price: \$957,000 Method: Private Sale Date: 26/10/2019 Property Type: House Land Size: 703 sqm approx

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 - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.