

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

14 Wadham Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,648,888

Property Type House

Suburb Ivanhoe

Period - From 01/01/2019

to 31/12/2019

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	134 Valentine St IVANHOE 3079	\$979,000	18/09/2019
2	30 Perkins Av BELLFIELD 3081	\$957,000	26/10/2019
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:

12/03/2020 11:08



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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)

Agent Comments

3 1 2

Price: \$979,000

Method: Private Sale

Date: 18/09/2019

Property Type: House

Land Size: 552 sqm approx



30 Perkins Av BELLFIELD 3081 (REI/VG)

Agent Comments

3 1 1

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.