

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	3/27 Forster Street, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$716,000	Hou	se	Unit	Х	Suburb	Ivanhoe
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

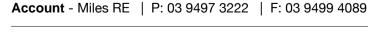
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4/40 Magnolia Rd IVANHOE 3079	\$820,000	30/04/2019
2	3/90 Oriel Rd IVANHOE 3079	\$817,000	05/02/2019
3	5/141 Maltravers Rd IVANHOE 3079	\$805,000	10/04/2019

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.







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