

## 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

2/9 Merther Road, 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 \$635,000 & \$695,000

#### Median sale price

Median price \$781,000 House Unit X Suburb Ivanhoe

Period - From 01/10/2017 to 31/12/2017 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 | 4/96 St Elmo Rd IVANHOE 3079     | \$687,000 | 23/03/2018   |
| 2 | 4/150 Liberty Pde BELLFIELD 3084 | \$660,000 | 22/03/2018   |
| 3 | 2/9 Kenilworth Pde IVANHOE 3079  | \$620,000 | 18/11/2017   |

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.



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**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$635,000 - \$695,000  
**Median Unit Price**  
December quarter 2017: \$781,000

## Comparable Properties



**4/96 St Elmo Rd IVANHOE 3079 (REI)**

**Agent Comments**

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**Price:** \$687,000  
**Method:** Private Sale  
**Date:** 23/03/2018  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**4/150 Liberty Pde BELLFIELD 3084 (REI)**

**Agent Comments**

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**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2018  
**Rooms:** -  
**Property Type:** Unit



**2/9 Kenilworth Pde IVANHOE 3079 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$620,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 3  
**Property Type:** Unit