

Gordon Whale 03 9490 0548 0419 335 459 gwhale@milesre.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Address Including suburb and postcode	13 York Ave	nue, Ivanhoe E	ast Vic 3079			
ndicative selling pri	e					
or the meaning of this p	orice see con	sumer.vic.gov	.au/underquoting			
Range between \$1,92	0,000	&	\$1,950,000			
ledian sale price						
Median price \$1,797,	500 Ho	use X	Unit		Suburb	Ivanhoe East
Period - From 01/07/2	016 to	30/06/2017	Source	e REIV		

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

Α* 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.

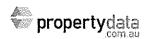
Ad	dress of comparable property	Price	Date of sale
1	65 Wilfred Rd IVANHOE EAST 3079	\$2,000,000	12/08/2017
2	36 Silverdale Rd EAGLEMONT 3084	\$1,925,000	19/08/2017
3	67 Banksia St EAGLEMONT 3084	\$1,867,000	09/09/2017

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable **B*** properties were sold within two kilometres of the property-for sale in the last six months-

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