

## 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

1/20 Magnolia 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

\$715,000

&

\$725,000

### Median sale price

Median price

\$756,250

House

Unit

X

Suburb

Ivanhoe

Period - From

01/07/2018

to

30/09/2018

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 | 7/76-78 Marshall St IVANHOE 3079       | \$746,000 | 14/07/2018   |
| 2 | 3/303 Upper Heidelberg Rd IVANHOE 3079 | \$731,000 | 19/05/2018   |
| 3 | 3/15 Ashby Gr EAGLEMONT 3084           | \$690,000 | 10/11/2018   |

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.

1/20 Magnolia Road, Ivanhoe Vic 3079

**Miles**  
EST 1924

Elisse Farquhar

03 9490 0550

0419 116 130

efarquhar@milesre.com.au

**Indicative Selling Price**

\$715,000 - \$725,000

**Median Unit Price**

September quarter 2018: \$756,250



2 1 1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties

**7/76-78 Marshall St IVANHOE 3079 (REI)**

**Agent Comments**

2 1 1

**Price:** \$746,000

**Method:** Auction Sale

**Date:** 14/07/2018

**Rooms:** -

**Property Type:** Unit



**3/303 Upper Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**

2 1 1

**Price:** \$731,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** Unit



**3/15 Ashby Gr EAGLEMONT 3084 (REI)**

**Agent Comments**

2 1 1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 10/11/2018

**Rooms:** 4

**Property Type:** Unit