

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

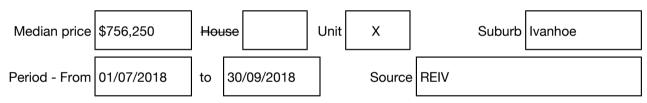
s |1/20 Magnolia Road, Ivanhoe Vic 3079 d |e |

Indicative selling price

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

Range between \$715,000	&	\$725,000
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Median sale price



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.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Ro Pro Ag



Rooms: Property Type: Unit Agent Comments 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

Comparable Properties

	7/76-78 Marshall St IVANHOE 3079 (REI)	Agent Comments
	1 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) 2 4 1 4 1	Agent Comments
	Price: \$731,000 Method: Auction Sale Date: 19/05/2018 Rooms: -	
	Property Type: Unit	
A The bar	3/15 Ashby Gr EAGLEMONT 3084 (REI)	Agent Comments
1 Dime	 == 2 == 1 = 1	-
	Price: \$690,000	
Mar and The -	Method: Auction Sale	
	Date: 10/11/2018	
Miles	Rooms: 4	
In the second se	Property Type: Unit	

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