

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 Royal Court, Ivanhoe Vic 3079
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,545,000
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Median sale price

Median price	\$1,522,500	House	X	Unit		Suburb	Ivanhoe
Period - From	01/10/2016	to	30/09/2017	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	8 Garth St IVANHOE 3079	\$1,650,000	26/08/2017
2	18 Forster St IVANHOE 3079	\$1,560,000	03/07/2017
3	1 Osney Av IVANHOE 3079	\$1,500,000	23/09/2017

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.~~



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



8 Garth St IVANHOE 3079 (REI)

Agent Comments

6 2 4

Price: \$1,650,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 8

Property Type: House (Res)

Land Size: 913 sqm approx

18 Forster St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,560,000

Method: Private Sale

Date: 03/07/2017

Rooms: -

Property Type: House (Res)



1 Osney Av IVANHOE 3079 (REI)

Agent Comments

3 1 1

Price: \$1,500,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 711 sqm approx