

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	5/23 Cedric Street, Ivanhoe East Vic 3079
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Indicative selling price

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

Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$572,500	House		Unit	X	Suburb	Ivanhoe East
Period - From	01/07/2016	to	30/06/2017	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	2/293 Upper Heidelberg Rd IVANHOE 3079	\$760,000	25/03/2017
2	1/93 Ford St IVANHOE 3079	\$760,000	20/05/2017
3	3/6 Merton St IVANHOE 3079	\$657,500	09/05/2017

OR

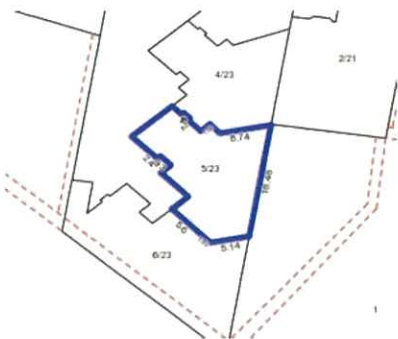
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

5/23 Cedric Street, Ivanhoe East Vic 3079

Miles
EST 1924

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

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending June 2017: \$572,500



2 1 1

Rooms:
Property Type: Strata Unit/Flat
Land Size: 227 sqm approx
Agent Comments

Comparable Properties



2/293 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$760,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Unit



1/93 Ford St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$760,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: Unit
Land Size: 283 sqm approx



3/6 Merton St IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$657,500
Method: Private Sale
Date: 09/05/2017
Rooms: 3
Property Type: Unit
Land Size: 103 sqm approx