

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

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale										
Property offered for sale										
Including subu		5/23 Cedric Street, Ivanhoe East Vic 3079								
Indicative selli	ing price	•								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	Range between \$700,000		&	& \$750,000						
Median sale price										
Median price	\$572,500	F	louse	U	nit )	K	Suburb	ranhoe East		
Period - From	01/07/20	16 to	30/06/2	017		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.

Ad	dress 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.

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





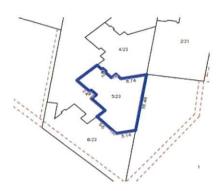
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**Indicative Selling Price** \$700,000 - \$750,000 **Median Unit Price** 

Year ending June 2017: \$572,500



## Property Type: Strata Unit/Flat Land Size: 227 sqm approx

**Agent Comments** 

### Comparable Properties



2/293 Upper Heidelberg Rd IVANHOE 3079

(REI/VG)

2



Price: \$760,000 Method: Auction Sale Date: 25/03/2017

Rooms: -

Property Type: Unit





1/93 Ford St IVANHOE 3079 (REI)

2







Price: \$760,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: Unit

Land Size: 283 sqm approx

Agent Comments



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

2



Price: \$657,500

Date: 09/05/2017 Rooms: 3

Property Type: Unit

Method: Private Sale

Land Size: 103 sqm approx

Agent Comments

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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.

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