

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

46 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,580,000 House X Unit Suburb Ivanhoe

Period - From 01/01/2017 to 31/12/2017 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	156 The Boulevard IVANHOE EAST 3079	\$1,875,000	02/12/2017
2	14 Toora St IVANHOE 3079	\$1,800,000	03/03/2018
3	319 Upper Heidelberg Rd IVANHOE 3079	\$1,720,000	18/12/2017

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.



3 2 2

Rooms:

Property Type: House

Land Size: 572 sqm approx

Agent Comments

Comparable Properties

156 The Boulevard IVANHOE EAST 3079 (REI) **Agent Comments**

4 1 3

Price: \$1,875,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)



14 Toora St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$1,800,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 887 sqm approx



319 Upper Heidelberg Rd IVANHOE 3079 (REI) **Agent Comments**

4 2 2

Price: \$1,720,000

Method: Private Sale

Date: 18/12/2017

Rooms: 6

Property Type: House

Land Size: 721 sqm approx