

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

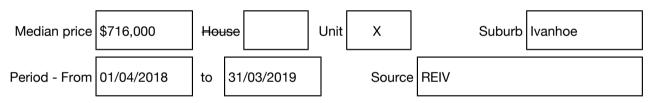
4/6 Rocke Street, Ivanhoe Vic 3079 nd de

Indicative selling price

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

Range between	\$385,000	&	\$400,000	

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	8/6 Linton St IVANHOE 3079	\$399,000	16/03/2019
2	7/14 Merton St IVANHOE 3079	\$386,000	23/04/2019
3	6/6 Rocke St IVANHOE 3079	\$385,000	12/04/2019

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

Generated: 01/07/2019 10:08

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.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$385,000 - \$400,000 Median Unit Price Year ending March 2019: \$716,000

Comparable Properties



8/6 Linton St IVANHOE 3079 (REI/VG)

7/14 Merton St IVANHOE 3079 (REI)

έα).



Price: \$399,000 Method: Auction Sale Date: 16/03/2019 Rooms: -Property Type: Apartment Agent Comments



Price: \$386,000 Method: Private Sale Date: 23/04/2019 Rooms: -

Property Type: Apartment

1

Mies

6/6 Rocke St IVANHOE 3079 (REI)



Price: \$385,000 Method: Sold Before Auction Date: 12/04/2019 Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

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

propertydata

Generated: 01/07/2019 10:08

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.

