

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

36 Otterington Grove, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,900,000

&

\$3,050,000

Median sale price

Median price \$1,875,000

Property Type House

Suburb Ivanhoe East

Period - From 01/04/2019

to

31/03/2020

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	33 Carn Av IVANHOE 3079	\$2,990,000	23/03/2020
2	49-51 Streeton Cr IVANHOE EAST 3079	\$2,900,000	08/05/2020
3			

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.~~

This Statement of Information was prepared on:

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3 2 1

Property Type: House
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,050,000
Median House Price
Year ending March 2020: \$1,875,000

Comparable Properties



33 Carn Av IVANHOE 3079 (REI)

Agent Comments

5 4 3

Price: \$2,990,000
Method: Private Sale
Date: 23/03/2020
Property Type: House
Land Size: 948 sqm approx



49-51 Streeton Cr IVANHOE EAST 3079 (REI)

Agent Comments

5 4 3

Price: \$2,900,000
Method: Private Sale
Date: 08/05/2020
Property Type: House (Res)
Land Size: 2508 sqm approx

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.