

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

1 Hartlands Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between

\$1,470,000

&

\$1,520,000

Median sale price

Median price

\$1,797,500

House

X

Unit

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	100 Burke Rd.N IVANHOE EAST 3079	\$1,526,000	10/04/2017
2	4 Burke Rd.N IVANHOE EAST 3079	\$1,495,000	23/02/2017
3	81 Burke Rd.N IVANHOE EAST 3079	\$1,431,000	18/03/2017

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.

Stewart Oldmeadow

03 9490 0537

0412 119 277

soldmeadow@milesre.com.au

Indicative Selling Price

\$1,470,000 - \$1,520,000

Median House Price

Year ending June 2017: \$1,797,500



3 2 2

Rooms:**Property Type:** House**Land Size:** 686 sqm approx**Agent Comments**

Magnificent sweeping views over the Yarra valley to the stunning mountain ranges are an uninterrupted pleasure enjoyed from the elevated setting of this unique family residence with three street frontages. Prominent architects Smith, Tracey, Lyon & Brock designed 'San Jose' (1957) in the Californian Mid-Century Modern style and it stands today in comfortable near-original condition on a 686m2 allotment (approx) with the main access from exclusive Fribourg Court and secondary vehicle access from Hartlands Road.

Comparable Properties

100 Burke Rd.N IVANHOE EAST 3079 (REI)**Agent Comments**

4 1 3

Price: \$1,526,000**Method:** Private Sale**Date:** 10/04/2017**Rooms:** -**Property Type:** House (Res)**4 Burke Rd.N IVANHOE EAST 3079 (REI)****Agent Comments**

3 1 3

Price: \$1,495,000**Method:** Sold Before Auction**Date:** 23/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 840 sqm approx**81 Burke Rd.N IVANHOE EAST 3079 (REI)****Agent Comments**

3 2 2

Price: \$1,431,000**Method:** Auction Sale**Date:** 18/03/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 674 sqm approx