## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address |13-15 Langs Road, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	1 \$2,600,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$1,640,000	Pro	operty Type	Hou	ise		Suburb	Ivanhoe
Period - From	01/04/2020	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	16 Latham St IVANHOE 3079	\$2,755,000	13/03/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

21/04/2021 14:20









Rooms: 7 Property Type: House Land Size: 861 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,700,000 Median House Price Year ending March 2021: \$1,640,000

# **Comparable Properties**



16 Latham St IVANHOE 3079 (REI)

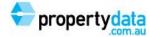


Price: \$2,755,000 Method: Auction Sale Date: 13/03/2021 Property Type: House (Res) Agent Comments

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 | P: 03 9497 3222 | F: 03 9499 4089





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.