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Statement of Information

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Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | | | | | | | |
|---------------------------|---------------|---------------------------------------|------|--------------|-------|-------------|------------|------|--------|--------------|--|
| Including subur | | 21 Flora Grove, Ivanhoe East Vic 3079 | | | | | | | | | |
| Indicative sellir | ng price | | | | | | | | | | |
| For the meaning of | of this price | see coi | nsum | ner.vic.gov. | .au/u | inc | lerquoting | | | | |
| Range between \$3,100,000 | |) | & | | | \$3,250,000 | | | | | |
| Median sale pri | ce | | | | | | | | | | |
| Median price | 2,000,000 | Ho | use | Х | Uı | nit | | | Suburb | Ivanhoe East | |
| Period - From 0 | 1/07/2017 | to | 30, | /06/2018 | | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------------|-------------|--------------|
| 1 | 4 Burley Griffin PI EAGLEMONT 3084 | \$3,060,000 | 11/05/2018 |
| 2 | 5 Rocke St IVANHOE 3079 | \$2,920,000 | 07/07/2018 |
| 3 | 21 Charteris Dr IVANHOE EAST 3079 | \$2,860,000 | 28/04/2018 |

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





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