

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 21 Toora Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$1,965,000

Median sale price

Median price \$1,537,500

House

X

Unit

Suburb Ivanhoe

Period - From 01/04/2017

to 31/03/2018

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.

	Address of comparable property	Price	Date of sale
1	90 Ivanhoe Pde IVANHOE 3079	\$2,200,000	25/10/2017
2	9 Ford St IVANHOE 3079	\$1,950,000	03/03/2018
3	14 Toora St IVANHOE 3079	\$1,800,000	03/03/2018

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.