

### 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

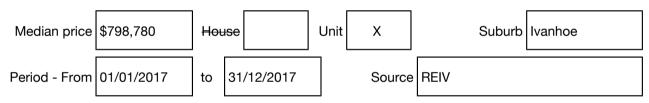
ess 42 Jellicoe Street, Ivanhoe Vic 3079 nd de

#### Indicative selling price

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

 Range between
 \$950,000
 &
 \$1,000,000

#### Median sale price



#### 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	55a Livingstone St IVANHOE 3079	\$1,033,000	07/12/2017
2	4/45 Locksley Rd IVANHOE 3079	\$1,020,000	27/10/2017
3	3/11 Oriel Rd IVANHOE 3079	\$975,000	14/02/2018

#### 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

propertydata

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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.







Rooms: 7 Property Type: Townhouse Land Size: 200 approx sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,000,000 Median Unit Price Year ending December 2017: \$798,780

## **Comparable Properties**

55a Livingstone St IVANHOE 3079 (REI/VG) 3 2 2 2 Price: \$1,033,000 Method: Private Sale Date: 07/12/2017 Rooms: - Property Type: House (Res)	Agent Comments
4/45 Locksley Rd IVANHOE 3079 (REI/VG) 3 1 1 1 Price: \$1,020,000 Method: Private Sale Date: 27/10/2017 Rooms: - Property Type: Townhouse (Res)	Agent Comments
3/11 Oriel Rd IVANHOE 3079 (REI) 3 2 2 2 Price: \$975,000 Method: Sold Before Auction Date: 14/02/2018 Rooms: - Property Type: Townhouse (Res) Land Size: 248 sqm approx	Agent Comments

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