

## 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 42 Jellicoe Street, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$798,780 House Unit X Suburb Ivanhoe

Period - From 01/01/2017 to 31/12/2017 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 | 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.



4 2 2

**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)**

[Agent Comments](#)

3 2 2

**Price:** \$1,033,000

**Method:** Private Sale

**Date:** 07/12/2017

**Rooms:** -

**Property Type:** House (Res)



**4/45 Locksley Rd IVANHOE 3079 (REI/VG)**

[Agent Comments](#)

3 1 1

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 27/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**3/11 Oriel Rd IVANHOE 3079 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$975,000

**Method:** Sold Before Auction

**Date:** 14/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 248 sqm approx