

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 48 Robbins Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,195,000 & \$1,300,000

Median sale price

Median price \$1,761,250 Property Type House Suburb Ivanhoe

Period - From 01/07/2019 to 30/09/2019 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	102 Ivanhoe Pde IVANHOE 3079	\$1,266,000	19/06/2019
2	16 Cremean Av IVANHOE 3079	\$1,220,000	05/02/2019
3	9 Mabel St IVANHOE 3079	\$1,169,500	14/09/2019

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.~~

This Statement of Information was prepared on: 30/11/2019 13:45

48 Robbins Street, Ivanhoe Vic 3079



3 -

Property Type: House

Agent Comments

Indicative Selling Price

\$1,195,000 - \$1,300,000

Median House Price

September quarter 2019: \$1,761,250

Land Irregular although huge frontage lends itself to New Home site with Street Appeal or 2 homes facing Street STCA.

Comparable Properties



102 Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

Price: \$1,266,000

Method: Private Sale

Date: 19/06/2019

Property Type: House

Land Size: 627 sqm approx



16 Cremean Av IVANHOE 3079 (REI/VG)

Agent Comments

3 1 1

Price: \$1,220,000

Method: Private Sale

Date: 05/02/2019

Property Type: House

Land Size: 585 sqm approx



9 Mabel St IVANHOE 3079 (REI)

Agent Comments

4 2 -

Price: \$1,169,500

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Langwell Harper | P: 03 92765900 | F: 03 92765999



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.