

RT Edgar

STATEMENT OF INFORMATION

27 July 2018

Property offered for sale

30 Russell Street, Ivanhoe VIC 3079

Indicative selling price

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

Range
between \$2,450,000 & \$2,695,000

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

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Annabelle Feng consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 18 Longstaff St IVANHOE EAST 3079	\$2,860,000	20/02/2018
2 20 Withers St IVANHOE EAST 3079	\$2,750,000	28/04/2018
3 42 Hardy Tce IVANHOE EAST 3079	\$2,710,000	19/05/2018