

## 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 38 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)

Single price \$1,250,000

#### Median sale price

Median price \$1,522,500 House X Unit Suburb Ivanhoe

Period - From 01/10/2016 to 30/09/2017 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 2/80 Ford St IVANHOE 3079	\$1,302,000	19/08/2017
2 66 Hawker St IVANHOE 3079	\$1,250,000	20/10/2017
3 52 Myrtle St IVANHOE 3079	\$1,225,000	18/12/2017

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 2.5 2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 395 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000  
**Median House Price**  
Year ending September 2017: \$1,522,500

## Comparable Properties



**2/80 Ford St IVANHOE 3079 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,302,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 8  
**Property Type:** Townhouse (Res)



**66 Hawker St IVANHOE 3079 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 20/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 281 sqm approx



**52 Myrtle St IVANHOE 3079 (REI)**

**Agent Comments**

3 3 2

**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 18/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 236 sqm approx