

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

5/13 Linden Ave, Ivanhoe 3079

Indicative selling price

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

Single price

or range between

\$685,000

&

\$710,000

Median sale price

Median price

\$743,250

*House

*unit

Suburb
or locality

Ivanhoe

Period - From

Oct 2017

to

Sept 2018

Source

Core Logic RP Data

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	Price	Date of sale
1. 4/46 Locksley Road, Ivanhoe	\$683,000	5/5/18