

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

2 Melcombe Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,661,944

Property Type House

Suburb Ivanhoe

Period - From 01/10/2018

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	6 Pine St IVANHOE 3079	\$1,710,000	21/09/2019
2	2 Carlsberg Rd EAGLEMONT 3084	\$1,680,000	27/07/2019
3	75 Jellicoe St IVANHOE 3079	\$1,601,000	15/05/2019

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:

25/10/2019 14:57



Property Type: House
Land Size: 391 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,700,000
Median House Price
Year ending September 2019: \$1,661,944

Comparable Properties



6 Pine St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)



2 Carlsberg Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$1,680,000
Method: Private Sale
Date: 27/07/2019
Property Type: House
Land Size: 396 sqm approx



75 Jellicoe St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,601,000
Method: Private Sale
Date: 15/05/2019
Property Type: House
Land Size: 687 sqm approx