

# 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

55 Green 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)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Ivanhoe

Period - From 06/11/2018 to 05/11/2019 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	1/52 Locksley Rd IVANHOE 3079	\$755,000	05/10/2019
2	2/47 Livingstone St IVANHOE 3079	\$717,500	19/10/2019
3	4/41 Belmont Rd IVANHOE 3079	\$705,500	26/10/2019

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:

06/11/2019 09:28



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 109 sqm approx

Agent Comments

## Comparable Properties



**1/52 Locksley Rd IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$755,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** Unit



**2/47 Livingstone St IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$717,500

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** Unit



**4/41 Belmont Rd IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$705,500

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** Unit