

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	61 Bond Street, Ivanhoe Vic 3079
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Indicative selling price

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

Single price	\$939,000
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Median sale price

Median price	\$1,400,000	House	X	Unit		Suburb	Ivanhoe
Period - From	01/10/2018	to	31/12/2018	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	123 Ford St IVANHOE 3079	\$950,000	04/03/2019
2	15 Cook St IVANHOE 3079	\$932,500	28/02/2019
3	26 Osney Av IVANHOE 3079	\$925,000	18/02/2019

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.



Rooms:
Property Type: House (Res)
 Agent Comments

Indicative Selling Price

\$939,000

Median House Price

December quarter 2018: \$1,400,000

Comparable Properties


123 Ford St IVANHOE 3079 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 04/03/2019
Rooms: -
Property Type: House
Land Size: 556 sqm approx


15 Cook St IVANHOE 3079 (REI)

Agent Comments



Price: \$932,500
Method: Private Sale
Date: 28/02/2019
Rooms: -
Property Type: House
Land Size: 590 sqm approx


26 Osney Av IVANHOE 3079 (REI)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 18/02/2019
Rooms: -
Property Type: House
Land Size: 638 sqm approx