

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

6/40 Magnolia Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$750,000 & \$770,000

Median sale price

Median price \$690,000

Unit X

Suburb Ivanhoe

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|----------------------------------|-----------|--------------|
| 1/51 Livingstone St IVANHOE 3079 | \$740,000 | 16/12/2016 |
| 2/13 Linden Av IVANHOE 3079 | \$782,500 | 30/11/2016 |
| 3/25 Thoresby Gr IVANHOE 3079 | \$815,000 | 30/03/2017 |