

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	104/69 Marshall 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	\$630,000
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Median sale price

Median price	\$760,000	House		Unit	X	Suburb	Ivanhoe
Period - From	01/10/2016	to	30/09/2017	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	1/18 Carmichael St IVANHOE EAST 3079	\$629,000	30/08/2017
2	7/44 St Elmo Rd IVANHOE 3079	\$600,000	19/08/2017
3	14/264 Waterdale Rd IVANHOE 3079	\$560,000	18/10/2017

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.~~