

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

50 Magnolia Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,340,000

&

\$1,380,000

Median sale price

Median price \$1,580,000

House

X

Unit

Suburb Ivanhoe

Period - From 01/01/2017

to

31/12/2017

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 Osney Av IVANHOE 3079	\$1,500,000	23/09/2017
2	7 Kingsley St IVANHOE 3079	\$1,411,000	18/11/2017
3	12 Kingsley St IVANHOE 3079	\$1,250,000	23/11/2017

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.