

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	3 Bailey Grove, Ivanhoe East Vic 3079
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Indicative selling price

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

Range between	\$1,650,000	&	\$1,700,000
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Median sale price

Median price	\$1,925,500	House	X	Unit		Suburb	Ivanhoe East
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	10 Lower Heidelberg Rd IVANHOE 3079	\$1,690,000	07/09/2017
2	8 Carmichael St IVANHOE EAST 3079	\$1,640,000	27/05/2017
3	1 Hartlands Rd IVANHOE EAST 3079	\$1,630,000	26/08/2017

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.~~