

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

3/54 Liberty Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$760,000

&

\$800,000

Median sale price

Median price \$868,750

House

Unit

X

Suburb Ivanhoe

Period - From 01/04/2017

to

30/06/2017

Source

REIV

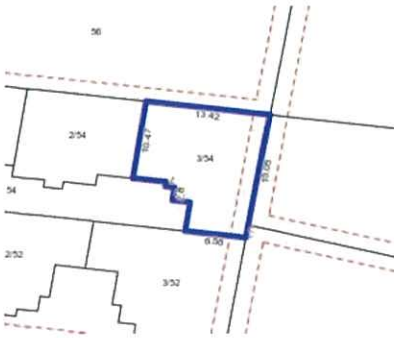
Comparable property sales (*Delete A or B below as applicable)

- 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	4/75 Green St IVANHOE 3079	\$880,000	22/07/2017
2	3/8 Beatty St IVANHOE 3079	\$755,000	29/03/2017
3	2/92 Beatty St IVANHOE 3079	\$742,500	18/02/2017

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.~~



2 2 1

Rooms:

Property Type: Townhouse (Single)

Land Size: 186 sqm approx

Agent Comments

Built in 2010, build approx. 105 m2. Very generous with North facing entertainment area

Indicative Selling Price

\$760,000 - \$800,000

Median Unit Price

June quarter 2017: \$868,750

Comparable Properties



4/75 Green St IVANHOE 3079 (REI)

Agent Comments

2 1 2

Price: \$880,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 3

Property Type: Townhouse (Res)

3/8 Beatty St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$755,000

Method: Private Sale

Date: 29/03/2017

Rooms: 3

Property Type: Townhouse (Res)



2/92 Beatty St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$742,500

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 134 sqm approx