

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	
Indicative selling price	ce

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	Hou	ISC	Unit	Х	Suburb	Ivanhoe
Period - From	01/04/2017	to	30/06/2017		Source	REIV	15.

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

Α* 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.

Ad	Address of comparable property		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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089





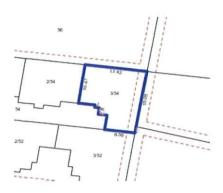
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Indicative Selling Price \$760,000 - \$800,000

June guarter 2017: \$868,750

Median Unit Price



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

Comparable Properties



4/75 Green St IVANHOE 3079 (REI)

2

6 2

Price: \$880,000 Method: Auction Sale Date: 22/07/2017

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

3/8 Beatty St IVANHOE 3079 (REI)

2



Price: \$755,000 Method: Private Sale Date: 29/03/2017 Rooms: 3

Property Type: Townhouse (Res)

Agent Comments



2/92 Beatty St IVANHOE 3079 (REI)





Price: \$742,500 Method: Auction Sale Date: 18/02/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 134 sqm approx

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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