

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

7/45 St Elmo Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$495,000

&

\$520,000

Median sale price

Median price \$810,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2019

to

30/06/2019

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	2/84 Marshall St IVANHOE 3079	\$520,000	27/08/2019
2	6/45 St Elmo Rd IVANHOE 3079	\$515,500	26/06/2019
3	14/14-16 Merton St IVANHOE 3079	\$505,000	30/08/2019

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.~~

This Statement of Information was prepared on:

10/10/2019 19:10



2 1 1

Property Type: Apartment
Land Size: 75 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$520,000
Median Unit Price
June quarter 2019: \$810,000

Comparable Properties



2/84 Marshall St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 27/08/2019
Property Type: Apartment



6/45 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$515,500
Method: Private Sale
Date: 26/06/2019
Property Type: Unit



14/14-16 Merton St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$505,000
Method: Private Sale
Date: 30/08/2019
Property Type: Apartment