

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

2 Della Torre Crescent, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,895,000

Median sale price

Median price

\$1,589,500

House

X

Suburb

Ivanhoe

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
33 Thoresby Gr IVANHOE 3079	\$2,060,000	25/03/2017
50 Green St IVANHOE 3079	\$1,850,000	23/12/2016
105 Ivanhoe Pde IVANHOE 3079	\$1,758,000	25/02/2017