

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

6 Oakdene Place, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,575,000

&

\$2,625,000

Median sale price

Median price \$1,894,000

Property Type House

Suburb Ivanhoe East

Period - From 01/10/2019

to 31/12/2019

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	24 Merton St IVANHOE 3079	\$2,600,000	16/11/2019
2	48 York Av IVANHOE EAST 3079	\$2,550,000	22/02/2020
3			

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:

03/04/2020 15:04



Property Type: House (Res)

Land Size: 805 sqm approx

Agent Comments

Comparable Properties



24 Merton St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 16/11/2019

Property Type: House

Land Size: 785 sqm approx



48 York Av IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,550,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 696 sqm approx

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.