## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Oakdene Place, Ivanhoe East Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing			
Range betwee	\$2,575,000		&		\$2,625,000				
Median sale price									
Median price	\$1,894,000	Pro	operty Type	Hous	se		Suburb	Ivanhoe East	
Period - From	01/10/2019	to	31/12/2019	)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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





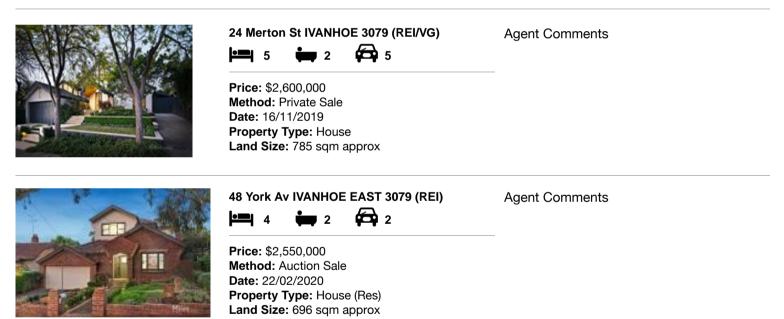
 Miles



**Property Type:** House (Res) **Land Size:** 805 sqm approx Agent Comments Elisse Farquhar 03 9490 0550 0419 116 130 efarquhar@milesre.com.au

Indicative Selling Price \$2,575,000 - \$2,625,000 Median House Price December quarter 2019: \$1,894,000

# **Comparable Properties**



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.

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



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.