Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$790,000 & \$830,000	Range between	\$790,000	&	\$830,000
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Median sale price

Median price	\$739,900	Pro	perty Type	Jnit		Suburb	Ivanhoe
Period - From	01/04/2020	to	31/03/2021		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	2/130 Bond St IVANHOE 3079	\$855,000	11/03/2021
2	2/121 Waterdale Rd IVANHOE 3079	\$840,000	18/03/2021
3	3/35 Myrtle St IVANHOE 3079	\$775,000	18/02/2021

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:	26/04/2021 12:02





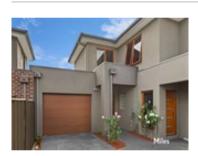




Property Type: Unit **Agent Comments**

Indicative Selling Price \$790,000 - \$830,000 **Median Unit Price** Year ending March 2021: \$739,900

Comparable Properties



2/130 Bond St IVANHOE 3079 (REI)

Price: \$855,000

Method: Sold Before Auction

Date: 11/03/2021

Property Type: Townhouse (Res)

Agent Comments



2/121 Waterdale Rd IVANHOE 3079 (REI)

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Price: \$840,000

Method: Sold Before Auction

Date: 18/03/2021 Property Type: Unit **Agent Comments**



3/35 Myrtle St IVANHOE 3079 (REI)





Price: \$775.000

Method: Sold Before Auction

Date: 18/02/2021 Property Type: Unit Agent Comments

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



