

## 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 7/61-63 Maltravers Road, Ivanhoe East Vic 3079

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

#### Median sale price

Median price \$629,000 House Unit X Suburb Ivanhoe East

Period - From 01/01/2017 to 31/12/2017 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	8/84 Marshall St IVANHOE 3079	\$550,000	15/11/2017
2	4/61-63 Maltravers Rd IVANHOE EAST 3079	\$530,000	02/02/2018
3	5/297 Upper Heidelberg Rd IVANHOE 3079	\$530,000	04/12/2017

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.



2 1 1

**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**8/84 Marshall St IVANHOE 3079 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 15/11/2017

**Rooms:** -

**Property Type:** Apartment



**4/61-63 Maltravers Rd IVANHOE EAST 3079 (VG)**

**Agent Comments**

2 - -

**Price:** \$530,000

**Method:** Sale

**Date:** 02/02/2018

**Rooms:** -

**Property Type:** Strata Unit/Flat



**5/297 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 04/12/2017

**Rooms:** -

**Property Type:** Apartment