

## 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

#### Indicative selling price

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

Single price

\$950,000

#### Median sale price

Median price

\$857,500

House

X

Unit

Suburb

Bellfield

Period - From

01/07/2016

to

30/06/2017

Source

REIV

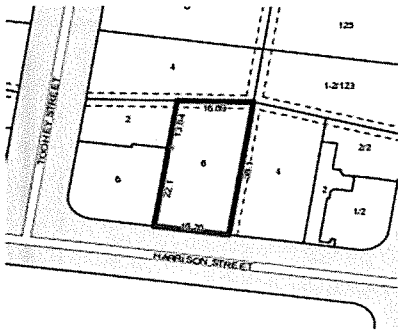
#### Comparable property sales (\*Delete A or B below as applicable)

- 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	55b Livingstone St IVANHOE 3079	\$1,010,000	11/08/2017
2	16/337 Station St THORNBURY 3071	\$900,000	26/08/2017
3	4/75 Green St IVANHOE 3079	\$880,000	22/07/2017

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.~~



Rooms:  
Property Type:  
Agent Comments

Indicative Selling Price  
\$950,000  
Median House Price  
Year ending June 2017: \$857,500

## Comparable Properties

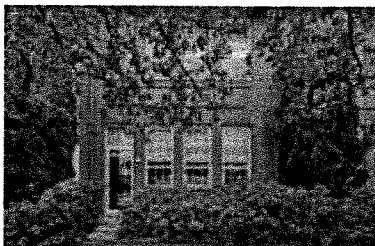


55b Livingstone St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,010,000  
Method: Private Sale  
Date: 11/08/2017  
Rooms: 5  
Property Type: Townhouse (Res)



16/337 Station St THORNBURY 3071 (REI)

Agent Comments



Price: \$900,000  
Method: Private Sale  
Date: 26/08/2017  
Rooms: -  
Property Type: Townhouse (Res)



4/75 Green St IVANHOE 3079 (REI)

Agent Comments



Price: \$880,000  
Method: Auction Sale  
Date: 22/07/2017  
Rooms: 3  
Property Type: Townhouse (Res)