

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

7/136 Banksia Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$747,475 House Unit X Suburb Ivanhoe

Period - From 01/01/2018 to 31/03/2018 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	4/96 St Elmo Rd IVANHOE 3079	\$687,000	23/03/2018
2	4/46 Locksley Rd IVANHOE 3079	\$683,000	05/05/2018
3	5/28 Livingstone St IVANHOE 3079	\$660,000	31/01/2018

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.

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Rooms: 5

Property Type: Unit

Land Size: 178 Approx sqm
approx

Agent Comments

Indicative Selling Price

\$660,000 - \$700,000

Median Unit Price

March quarter 2018: \$747,475

Comparable Properties



4/96 St Elmo Rd IVANHOE 3079 (REI/VG)

Agent Comments

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Price: \$687,000

Method: Private Sale

Date: 23/03/2018

Rooms: 3

Property Type: Townhouse (Res)



4/46 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$683,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 3

Property Type: Unit

Land Size: 60 sqm approx



5/28 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

 2  1  1

Price: \$660,000

Method: Private Sale

Date: 31/01/2018

Rooms: 3

Property Type: Townhouse (Single)