# hockingstuart

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

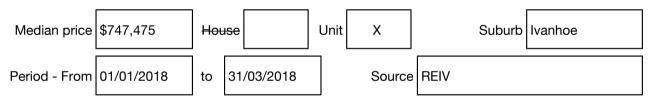
7/136 Banksia Street, Ivanhoe Vic 3079

#### Indicative selling price

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

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

#### Median sale price



#### 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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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.





0412 371 899 wortner@hockingstuart.com.au

Walter Ortner 9499 5611

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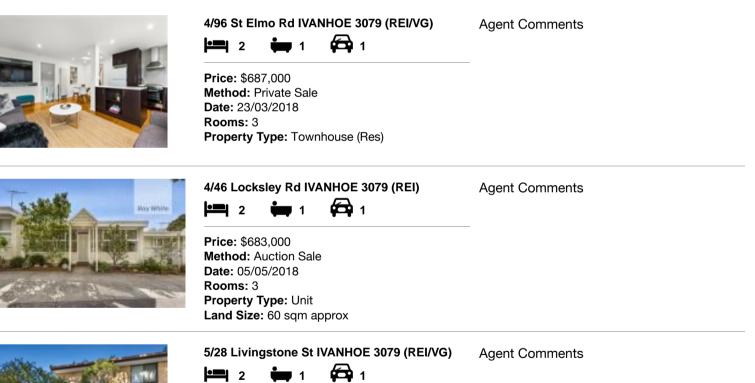




Rooms: 5 Property Type: Unit Land Size: 178 Approx sqm approx Agent Comments Walter Ortner 9499 5611 0412 371 899 wortner@hockingstuart.com.au

> Indicative Selling Price \$660,000 - \$700,000 Median Unit Price March quarter 2018: \$747,475

### **Comparable Properties**





Price: \$660,000 Method: Private Sale Date: 31/01/2018 Rooms: 3 Property Type: Townhouse (Single)

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