

### 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

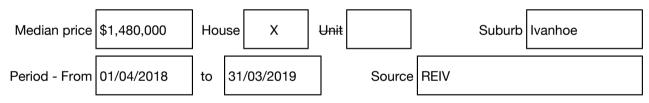
s 3 Oxford Court, Ivanhoe Vic 3079 d e

#### Indicative selling price

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

Single price \$1,695,000

#### 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

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

propertydata

#### Generated: 26/06/2019 13:37

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.



Kiles



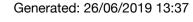
Rooms: Property Type: House (Res) Land Size: 783 sqm approx Agent Comments Brad Pearce 03 9490 0558 0409 679 414 bpearce@milesre.com.au

Indicative Selling Price \$1,695,000 Median House Price Year ending March 2019: \$1,480,000

## **Comparable Properties**

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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REIV 🗧 🗧 property data

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