

## 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<br>Including suburb and<br>postcode | 1/7 Ivanhoe Parade, Ivanhoe 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 | \$800,000 | & | \$880,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |         |
|---------------|------------|-------|------------|--------|------|--------|---------|
| Median price  | \$868,750  | House |            | Unit   | X    | Suburb | Ivanhoe |
| Period - From | 01/04/2017 | 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 | 5/23 Cedric St IVANHOE EAST 3079 | \$870,000 | 23/09/2017   |
| 2 | 3/26 Green St IVANHOE 3079       | \$760,000 | 23/09/2017   |
| 3 | 1/93 Ford St IVANHOE 3079        | \$760,000 | 20/05/2017   |

**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.~~