

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

184 The Boulevard, Ivanhoe East Vic 3079

Indicative selling price

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

Range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$1,905,000

House

X

Unit

Suburb

Ivanhoe East

Period - From

01/10/2017

to

31/12/2017

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	60 Maltravers Rd EAGLEMONT 3084	\$2,185,000	09/12/2017
2	250 The Boulevard IVANHOE EAST 3079	\$2,010,000	28/10/2017
3	3 Bailey Gr IVANHOE EAST 3079	\$1,905,000	09/12/2017

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: House

Land Size: 868 sqm approx

Agent Comments

Comparable Properties



60 Maltravers Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,185,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 9

Property Type: House (Res)

Land Size: 745 sqm approx



250 The Boulevard IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,010,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 759 sqm approx



3 Bailey Gr IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$1,905,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 8

Property Type: House (Res)

Land Size: 692 sqm approx