

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	3/8 Bailey Grove, Ivanhoe East Vic 3079
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Indicative selling price

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

Single price \$865,000

Median sale price

Median price	\$629,000	House		Unit	X	Suburb	Ivanhoe East
Period - From	01/01/2017	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 2/89 Beatty St IVANHOE 3079	\$880,000	25/11/2017
2 5/5 Edward Ct IVANHOE 3079	\$878,000	20/12/2017
3 3/187 The Boulevard IVANHOE EAST 3079	\$850,000	02/03/2018

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.



3 1 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Comparable Properties



2/89 Beatty St IVANHOE 3079 (REI)

Agent Comments

3 2 1

Price: \$880,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 5
Property Type: Townhouse (Res)



5/5 Edward Ct IVANHOE 3079 (REI)

Agent Comments

3 1 2

Price: \$878,000
Method: Auction Sale
Date: 20/12/2017
Rooms: 4
Property Type: Townhouse (Res)



3/187 The Boulevard IVANHOE EAST 3079 (REI)

Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 02/03/2018
Rooms: -
Property Type: Unit