

Elisse Farquhar 03 9490 0550 0419 116 130 efarquhar@milesre.com.au

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 2/52 Locksley Road, Ivanhoe Vic 3079				
ndicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$700,000 & \$705,000				
Median sale price				
Median price \$718,120 House Unit X Suburb Ivanhoe				
Period - From 01/07/2016 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	6/46 Locksley Rd IVANHOE 3079	\$572,500	23/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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



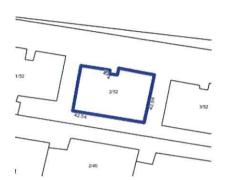


Generated: 13/10/2017 10:07



Elisse Farquhar 03 9490 0550 0419 116 130 efarquhar@milesre.com.au

Indicative Selling Price \$700,000 - \$705,000 Median Unit Price Year ending June 2017: \$718,120



Rooms:

Property Type: Flat

Land Size: 100.623 sqm approx

Agent Comments

Comparable Properties



5/23 Cedric St IVANHOE EAST 3079 (REI)

2

Price: \$870,000 Method: Auction Sale Date: 23/09/2017 Rooms: 3

Property Type: Unit

Agent Comments



3/26 Green St IVANHOE 3079 (REI)

2

Price: \$760,000 Method: Auction Sale Date: 23/09/2017 Rooms: 4

Property Type: Unit

Agent Comments



6/46 Locksley Rd IVANHOE 3079 (REI)

2

Price: \$572,500 Method: Auction Sale Date: 23/09/2017

Rooms: 3

Property Type: Apartment

Agent Comments

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

Generated: 13/10/2017 10:07



