

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

5/76 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb

Ivanhoe

Period - From 01/10/2018

to

31/12/2018

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	3/15 Ashby Gr EAGLEMONT 3084	\$690,000	10/11/2018
2	8/9 Kenilworth Pde IVANHOE 3079	\$650,000	11/11/2018
3	4/155 Lower Heidelberg Rd IVANHOE EAST 3079	\$620,000	24/11/2018

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.

5/76 Marshall Street, Ivanhoe Vic 3079

Miles
EST 1924

Leanne Bradford

03 9490 0592

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2018: \$590,000



2 1 0

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



3/15 Ashby Gr EAGLEMONT 3084 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Auction Sale

Date: 10/11/2018

Rooms: 4

Property Type: Unit



8/9 Kenilworth Pde IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 11/11/2018

Rooms: 3

Property Type: Unit

Land Size: 93 sqm approx



4/155 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Auction Sale

Date: 24/11/2018

Rooms: 3

Property Type: Unit