

## 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

82 St Elmo Road, 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 \$1,750,000

&amp;

\$1,850,000

**Median sale price**

Median price \$1,537,500

House

X

Unit

Suburb Ivanhoe

Period - From 01/04/2017

to

31/03/2018

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		
2		
3		

**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.

82 St Elmo Road, Ivanhoe Vic 3079

**Miles**  
EST 1924

Gordon Whale

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**Indicative Selling Price**

\$1,750,000 - \$1,850,000

**Median House Price**

Year ending March 2018: \$1,537,500



**Rooms:**

**Property Type:** House

Agent Comments

## Comparable Properties

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.