

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
7 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$781,000 House Unit X Suburb Ivanhoe

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	245 Banksia St IVANHOE 3079	\$791,000	01/11/2017
2	2/16 Green St IVANHOE 3079	\$755,000	17/03/2018
3	2/62-64 Livingstone St IVANHOE 3079	\$740,000	16/12/2017

OR

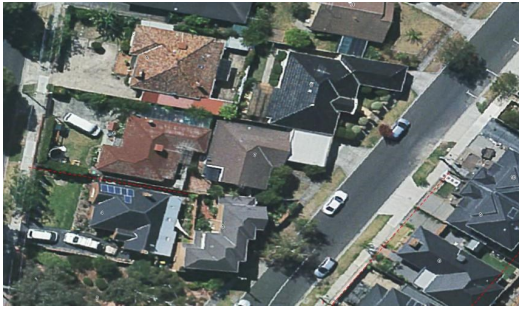
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

December quarter 2017: \$781,000



2 1 2

Rooms: 5

Property Type: House

Land Size: 282 M2 Approx sqm
approx

Agent Comments

Comparable Properties



245 Banksia St IVANHOE 3079 (REI/VG)

Agent Comments

2 1 2

Price: \$791,000

Method: Sold Before Auction

Date: 01/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 252 sqm approx

2/16 Green St IVANHOE 3079 (REI)

Agent Comments

2 1 2

Price: \$755,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: Townhouse (Res)



2/62-64 Livingstone St IVANHOE 3079 (REI)

Agent Comments

2 1 2

Price: \$740,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 3

Property Type: Unit

Land Size: 258 sqm approx