

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	1/18 Carmichael Street, Ivanhoe East Vic 3079
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Indicative selling price

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

Range between	\$640,000	&	\$660,000
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Median sale price

Median price	\$572,500	House		Unit	X	Suburb	Ivanhoe East
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		
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.



 2  1  Single garage

Rooms:

Property Type: Unit

Land Size: 88 M2 sqm approx

Agent Comments

Fantastic older style apartment, close to Ivanhoe East Village. Close to Public transport. Bathed in natural light

Indicative Selling Price

\$640,000 - \$660,000

Median Unit Price

Year ending June 2017: \$572,500

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.