

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

8/105 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$550,000

&

\$580,000

Median sale price

Median price

\$773,000

House

Unit

X

Suburb

Ivanhoe

Period - From

01/07/2017

to

30/06/2018

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	2/33 Carmichael St IVANHOE EAST 3079	\$572,000	03/03/2018
2	2/147 Marshall St IVANHOE 3079	\$560,000	21/04/2018
3	7/105 Locksley Rd IVANHOE 3079	\$555,000	20/03/2018

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.