

# 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

1/2 Salisbury Avenue, 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 \$375,000

&

\$390,000

### Median sale price

Median price \$600,000

Property Type Unit

Suburb Ivanhoe

Period - From 14/11/2018

to

13/11/2019

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	6/29 St Elmo Rd IVANHOE 3079	\$395,000	18/10/2019
2	4/6 Rocke St IVANHOE 3079	\$395,000	19/07/2019
3	16/59-61 Green St IVANHOE 3079	\$361,000	09/08/2019

**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.~~

This Statement of Information was prepared on:

14/11/2019 11:47