

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

209 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,650,000 & \$1,700,000

Median sale price

Median price \$1,413,500 House X Unit Suburb Ivanhoe

Period - From 01/04/2017 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	4 Linton St IVANHOE 3079	\$1,720,000	09/03/2017
2	36 Salisbury Av IVANHOE 3079	\$1,695,000	10/04/2017
3	134 Ivanhoe Pde IVANHOE 3079	\$1,680,000	01/07/2017

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.~~



3/4
 2
 Tandem Garage

Indicative Selling Price
 \$1,650,000 - \$1,700,000
Median House Price
 June quarter 2017: \$1,413,500

Rooms:
Property Type: House
Land Size: 618.677 sqm approx
Agent Comments

Lovely family home with versatile floor plan, spacious living zones. Extended in the early 90's with kitchen and bathrooms updated by current vendors.

Comparable Properties



4 Linton St IVANHOE 3079 (REI)

Agent Comments

3
 2
 2

Price: \$1,720,000
Method: Private Sale
Date: 09/03/2017
Rooms: 7
Property Type: House
Land Size: 665 sqm approx



36 Salisbury Av IVANHOE 3079 (REI)

Agent Comments

4
 2
 1

Price: \$1,695,000
Method: Private Sale
Date: 10/04/2017
Rooms: 9
Property Type: House
Land Size: 673 sqm approx



134 Ivanhoe Pde IVANHOE 3079 (REI)

Agent Comments

4
 2
 2

Price: \$1,680,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 638 sqm approx