

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

3/16 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$733,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/07/2018

to

30/06/2019

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	4/60 Banksia St HEIDELBERG 3084	\$713,000	07/09/2019
2	5/182 Hawdon St HEIDELBERG 3084	\$696,000	26/06/2019
3	6/167 Lower Heidelberg Rd IVANHOE EAST 3079	\$675,000	04/07/2019

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:

18/09/2019 12:04

3/16 Linden Avenue, Ivanhoe Vic 3079

**Jellis
Craig**

Stefan Dzanovski

94997992

0404 828 723

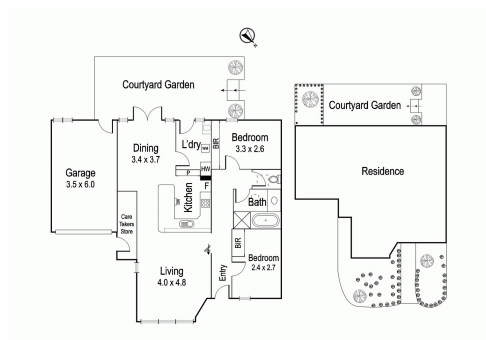
stefandzanovski@jellisrcraig.com.au

Indicative Selling Price

\$700,000

Median Unit Price

Year ending June 2019: \$733,000



2 1 1

Rooms: 7

Property Type: Villa Unit

Land Size: 152 sqm approx

Agent Comments

Comparable Properties



4/60 Banksia St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$713,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Unit

Land Size: 215 sqm approx



5/182 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$696,000

Method: Private Sale

Date: 26/06/2019

Property Type: Townhouse (Single)



6/167 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 04/07/2019

Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.