

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 7/84 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$781,000 House Unit X Suburb Ivanhoe

Period - From 01/10/2017 to 31/12/2017 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	8/84 Marshall St IVANHOE 3079	\$550,000	15/11/2017
2	4/61-63 Maltravers Rd IVANHOE EAST 3079	\$530,000	28/11/2017
3	5/297 Upper Heidelberg Rd IVANHOE 3079	\$530,000	04/12/2017

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.

7/84 Marshall Street, Ivanhoe Vic 3079

Miles
EST 1924

Gordon Whale
03 9490 0548
0419 335 459

gwhale@milesre.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2017: \$781,000



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



8/84 Marshall St IVANHOE 3079 (REI/VG)

Agent Comments

2 1 -

Price: \$550,000

Method: Sold Before Auction

Date: 15/11/2017

Rooms: -

Property Type: Apartment



4/61-63 Maltravers Rd IVANHOE EAST 3079 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 28/11/2017

Rooms: 4

Property Type: Apartment



5/297 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 04/12/2017

Rooms: -

Property Type: Apartment