

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

15 Magnolia Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,601,000 Property Type House Suburb Ivanhoe

Period - From 01/04/2019 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	16 Odenwald Rd EAGLEMONT 3084	\$2,730,000	13/06/2019
2	310 Upper Heidelberg Rd IVANHOE 3079	\$2,550,000	03/10/2019
3			

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: 16/10/2019 16:52



4 3 3

Property Type: House
Land Size: 963 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
June quarter 2019: \$1,601,000

Comparable Properties



16 Odenwald Rd EAGLEMONT 3084 (REI/VG) [Agent Comments](#)

7 6 4

Price: \$2,730,000
Method: Private Sale
Date: 13/06/2019
Property Type: House (Res)
Land Size: 786 sqm approx



310 Upper Heidelberg Rd IVANHOE 3079 (REI) [Agent Comments](#)

4 1 2

Price: \$2,550,000
Method: Sold Before Auction
Date: 03/10/2019
Property Type: House (Res)
Land Size: 986 sqm approx

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.