

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

186 The Boulevard, Ivanhoe East Vic 3079

Indicative selling price

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

Range between

\$3,250,000

&

\$3,300,000

Median sale price

Median price

\$2,225,000

Property Type

House

Suburb

Ivanhoe East

Period - From

04/11/2020

to

03/11/2021

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.~~

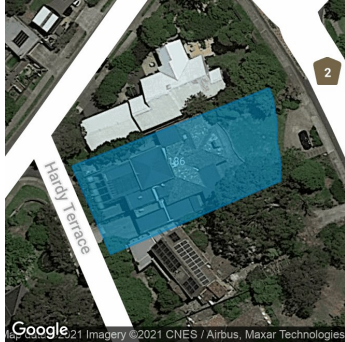
	Address of comparable property	Price	Date of sale
1	63 York Av IVANHOE EAST 3079	\$3,260,000	01/07/2021
2			
3			

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:

04/11/2021 11:41



 4  3  2

Property Type: House
(Residential)
Land Size: 950m2 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,250,000 - \$3,300,000
Median House Price
04/11/2020 - 03/11/2021: \$2,225,000

Comparable Properties



63 York Av IVANHOE EAST 3079 (REI/VG)

[Agent Comments](#)

 5  3  2

Price: \$3,260,000
Method: Expression of Interest
Date: 01/07/2021
Property Type: House (Res)
Land Size: 1054 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.