

## 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

1 Osney Avenue, Ivanhoe Vic 3079

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,430,000

&amp;

\$1,470,000

**Median sale price**

Median price \$1,462,500

House

X

Unit

Suburb Ivanhoe

Period - From 01/07/2016

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	62 Hawker St IVANHOE 3079	\$1,510,000	08/07/2017
2	128 Green St IVANHOE 3079	\$1,475,000	27/05/2017
3	107 Ford St IVANHOE 3079	\$1,440,000	30/03/2017

**OR**

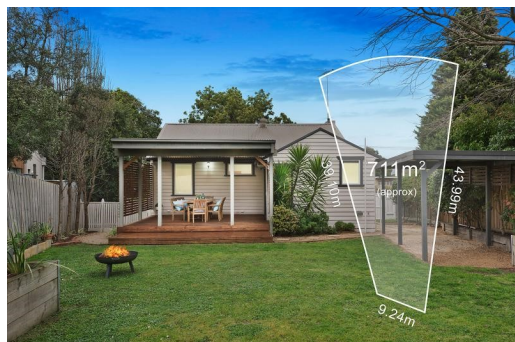
- B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

1 Osney Avenue, Ivanhoe Vic 3079

**Miles**  
EST 1924

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**Indicative Selling Price**  
\$1,430,000 - \$1,470,000  
**Median House Price**  
Year ending June 2017: \$1,462,500



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**Rooms:**  
**Property Type:** House  
**Land Size:** 711 sqm approx  
**Agent Comments**

## Comparable Properties



**62 Hawker St IVANHOE 3079 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx



**128 Green St IVANHOE 3079 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,475,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 424 sqm approx



**107 Ford St IVANHOE 3079 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,440,000  
**Method:** Sold Before Auction  
**Date:** 30/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx