

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

40 Mcarthur Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,775,000

Property Type House

Suburb Ivanhoe East

Period - From 29/05/2019

to

28/05/2020

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	29 Burke Rd.N IVANHOE EAST 3079	\$1,740,000	29/02/2020
2	38 Locksley Rd IVANHOE 3079	\$1,690,000	07/02/2020
3	24 Glenard Dr EAGLEMONT 3084	\$1,650,000	12/12/2019

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:

29/05/2020 14:50



4 3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 723 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
29/05/2019 - 28/05/2020: \$1,775,000

Comparable Properties



29 Burke Rd.N IVANHOE EAST 3079 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,740,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 876 sqm approx



38 Locksley Rd IVANHOE 3079 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,690,000
Method: Sold Before Auction
Date: 07/02/2020
Property Type: House (Res)
Land Size: 708 sqm approx



24 Glenard Dr EAGLEMONT 3084 (REI/VG)

[Agent Comments](#)

4 2 1

Price: \$1,650,000
Method: Private Sale
Date: 12/12/2019
Property Type: House
Land Size: 787 sqm approx