

# 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

6/29 St Elmo Road, Ivanhoe Vic 3079

### Indicative selling price

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

Single price

\$400,000

### Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

18/09/2018

to

17/09/2019

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	4/6 Rocke St IVANHOE 3079	\$395,000	19/07/2019
2	7/91 Lower Heidelberg Rd IVANHOE 3079	\$400,000	06/04/2019
3	207/69 Marshall St IVANHOE 3079	\$410,000	29/03/2019

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:

18/09/2019 17:58