Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	10/115 Bond Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between	\$660,000	&	\$720,000

Median sale price

Median price	\$739,900	Pro	perty Type	Unit		Suburb	Ivanhoe
Period - From	01/04/2020	to	31/03/2021		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

Aut	areas or comparable property	1 1100	Date of Sale
1	6/1 Mabel St IVANHOE 3079	\$710,500	09/12/2020
2	5/49 Belmont Rd IVANHOE 3079	\$690,000	10/03/2021
3	3/212 Waterdale Rd IVANHOE 3079	\$680,000	04/03/2021

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.

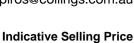
This Statement of Information was prepared on:	10/05/2021 16:26



Date of sale



Spiros Vamvalis 0420 747 919 spiros@collings.com.au









Rooms: 4

Property Type: Unit Agent Comments

Comparable Properties

6/1 Mabel St IVANHOE 3079 (REI/VG)

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Price: \$710,500

Method: Sold Before Auction

Date: 09/12/2020

Property Type: Townhouse (Res)

5/49 Belmont Rd IVANHOE 3079 (VG)

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Price: \$690,000 Method: Sale Date: 10/03/2021

Property Type: Flat/Unit/Apartment (Res)

3/212 Waterdale Rd IVANHOE 3079 (REI/VG)

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Price: \$680,000

Method: Sold Before Auction

Date: 04/03/2021 Property Type: Unit

Land Size: 119 sqm approx

Account - Collings Real Estate | P: 03 9486 2000





Agent Comments

Agent Comments

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