# hockingstuart

Walter Ortner 9499 5611 0412 371 899

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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

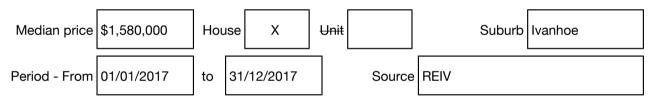
ess 29 Ailsa Grove, Ivanhoe Vic 3079 nd de

#### Indicative selling price

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

 Range between
 \$1,500,000
 &
 \$1,650,000

#### Median sale price



#### 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	22 Hawker St IVANHOE 3079	\$1,611,000	18/11/2017
2	2 Royal Ct IVANHOE 3079	\$1,515,000	14/12/2017
3	1 Osney Av IVANHOE 3079	\$1,500,000	23/09/2017

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.

#### Account - hockingstuart | P: 03 94995611 | F: 03 94995055

propertydata

#### Generated: 08/03/2018 12:40

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: 1 Property Type: House (Previously Occupied - Detached) Land Size: 653 sqm approx Agent Comments 9499 5611 0412 371 899 wortner@hockingstuart.com.au

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Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending December 2017: \$1,580,000

### **Comparable Properties**



Price: \$1,611,000 Method: Auction Sale Date: 18/11/2017 Rooms: -

Property Type: House (Res)

**-** 3

22 Hawker St IVANHOE 3079 (REI)

**2** 

Agent Comments



2 Royal Ct IVANHOE 3079 (REI)

Price: \$1,515,000 Method: Private Sale



Method: Private Sale Date: 14/12/2017 Rooms: 6 Property Type: House Land Size: 680 sqm approx

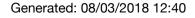
1 Osney Av IVANHOE 3079 (REI/VG) Age



Price: \$1,500,000 Method: Auction Sale Date: 23/09/2017 Rooms: 5 Property Type: House (Res) Land Size: 711 sqm approx Agent Comments

Agent Comments

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