

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

3 Hampton Court, Ivanhoe Vic 3079

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000

&

\$2,275,000

Median sale price

Median price \$1,589,500

House

X

Suburb

Ivanhoe

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Athelstane Gr IVANHOE 3079	\$2,380,000	24/06/2017
20 Green St IVANHOE 3079	\$2,265,000	04/03/2017
11 Abbotsford Gr IVANHOE 3079	\$2,090,000	25/02/2017