

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

4/54 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$760,000

House

Unit

X

Suburb

Ivanhoe

Period - From

01/10/2016

to

30/09/2017

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	6/46 Locksley Rd IVANHOE 3079	\$572,500	23/09/2017
2	1/601 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081	\$517,000	09/11/2017
3	4/61-63 Maltravers Rd IVANHOE EAST 3079	\$530,000	28/11/2017

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.