

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

76 Beatty Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$1,312,500

Median sale price

Median price \$1,675,000

House

X

Unit

Suburb Ivanhoe

Period - From 01/04/2018

to 30/06/2018

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	114 St Elmo Rd IVANHOE 3079	\$1,415,000	03/07/2018
2	153 Ford St IVANHOE 3079	\$1,302,000	23/03/2018
3	36 Lantana St IVANHOE 3079	\$1,285,000	10/07/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 793 sqm approx
Agent Comments

Comparable Properties



114 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$1,415,000
Method: Private Sale
Date: 03/07/2018
Rooms: -
Property Type: House
Land Size: 752 sqm approx



153 Ford St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,302,000
Method: Private Sale
Date: 23/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 646 sqm approx



36 Lantana St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,285,000
Method: Private Sale
Date: 10/07/2018
Rooms: 5
Property Type: House
Land Size: 699 sqm approx