

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	83 Oriel Road, Ivanhoe Vic 3079
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Indicative selling price

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

Range between	\$960,000	&	\$1,010,000
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Median sale price

Median price	\$1,460,000	House	X	Suburb	Ivanhoe
Period - From	01/04/2016	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
24 Osney Av IVANHOE 3079	\$1,060,000	06/05/2017
125 Oriel Rd BELLFIELD 3081	\$894,000	08/04/2017
353 Waterdale Rd BELLFIELD 3081	\$855,000	18/03/2017