Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 89 Valentine Street, Ivanhoe Vic 3079

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|---------|
| Range betweer | \$1,250,000 | | & | | \$1,350,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,640,000 | Pro | operty Type | Hou | se | | Suburb | Ivanhoe |
| Period - From | 01/04/2020 | to | 31/03/2021 | | So | urce | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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.

This Statement of Information was prepared on:

12/05/2021 12:26









Property Type: House Land Size: 695 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2021: \$1,640,000

Comparable Properties

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 - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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.