

RT Edgar

STATEMENT OF INFORMATION

20 September 2017

Property offered for sale

144/264 Waterdale Road Ivanhoe 3079

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$868,750	House		Unit	X	Suburb	Ivanhoe 3079
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Boroondara) estate agent and Toni El-Helou consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 17/1 Powlett Street Heidelberg 3084	\$575,000	09/05/2017
2 5/82-84 Mount Street Heidelberg 3084	\$530,000	13/06/2017
3 7/82-84 Mount Street Heidelberg 3084	\$526,000	31/08/2017