

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

2/9 Kenilworth Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$718,120

House

Unit

X

Suburb

Ivanhoe

Period - From

01/07/2016

to

30/06/2017

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	3/6 Merton St IVANHOE 3079	\$657,500	09/05/2017
2	7/44 St Elmo Rd IVANHOE 3079	\$600,000	19/08/2017
3	6/46 Locksley Rd IVANHOE 3079	\$572,500	23/09/2017

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.



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



3/6 Merton St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$657,500

Method: Private Sale

Date: 09/05/2017

Rooms: 3

Property Type: Unit

Land Size: 103 sqm approx



7/44 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 3

Property Type: Unit



6/46 Locksley Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$572,500

Method: Auction Sale

Date: 23/09/2017

Rooms: 3

Property Type: Apartment