

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

7/44 St Elmo Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$718,120

Unit X

Suburb Ivanhoe

Period - From 01/07/2016 to 30/06/2017

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
3/5-7 Livingstone St IVANHOE 3079	\$615,000	08/03/2017
2/88 Marshall St IVANHOE 3079	\$565,000	04/05/2017
5/14 Athelstane Gr IVANHOE 3079	\$522,000	23/02/2017