

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

1/135 Ivanhoe Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$781,250

House

Unit

X

Suburb

Ivanhoe

Period - From 01/04/2018

to

30/06/2018

Source

REIV

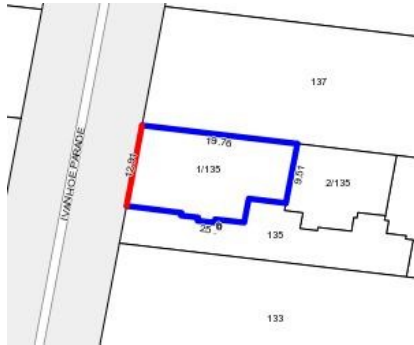
Comparable property sales (*Delete A or B below as applicable)

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	3/381 Upper Heidelberg Rd IVANHOE 3079	\$1,260,000	16/06/2018
2	2/64 St Elmo Rd IVANHOE 3079	\$1,175,000	05/03/2018
3	3/135 Ivanhoe Pde IVANHOE 3079	\$1,090,000	28/03/2018

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.



3 2 1

Rooms:
Property Type: Townhouse
(Single)
Land Size: 243 sqm approx
Agent Comments

Comparable Properties



3/381 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,260,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 5
Property Type: Townhouse (Res)



2/64 St Elmo Rd IVANHOE 3079 (REI/VG)

Agent Comments

2 2 2

Price: \$1,175,000
Method: Private Sale
Date: 05/03/2018
Rooms: 5
Property Type: Townhouse (Res)



3/135 Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$1,090,000
Method: Private Sale
Date: 28/03/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 157 sqm approx