

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

3 Osney Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,400,000

House

X

Unit

Suburb

Ivanhoe

Period - From

01/10/2018

to

31/12/2018

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		
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.



Rooms: 8

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Sustainable, state-of-the-art living and sublime entertaining distinguish this substantial residence as a once-in-a-lifetime family sanctuary directly overlooking parkland. Offers 5 bedrooms, 3 living zones, premium kitchen, 3 bathrooms, solar electricity, double-glazing, alarm/CCTV, heated concrete pool and DLUG. Near Ivanhoe Village and private schools.

Comparable Properties

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