

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

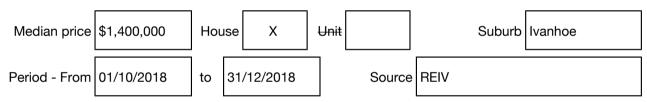
ess 3 Osney Avenue, Ivanhoe Vic 3079 nd de

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



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 sixmonths 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.

Account - Jellis Craig

propertydata

Generated: 30/01/2019 09:21

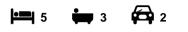
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 3 Osney Avenue, Ivanhoe Vic 3079



Simon Shrimpton

\$2,000,000 - \$2,200,000

Median House Price



Rooms: 8 Property Type: House Land Size: 640 sqm approx

and private schools.

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

Comparable Properties

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.

Account - Jellis Craig



Generated: 30/01/2019 09:21

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

03 8415 6100 0411 889 577 simonshrimpton@jelliscraig.com.au Indicative Selling Price

December quarter 2018: \$1,400,000

Land Size: 640 sqm Agent Comments Sustainable, state-o residence as a once 5 bedrooms, 3 living