

# 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

22 Salisbury Avenue, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,648,888 Property Type House Suburb Ivanhoe

Period - From 01/01/2019 to 31/12/2019 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	143 Waterdale Rd IVANHOE 3079	\$1,436,000	30/11/2019
2	128 Christmas St FAIRFIELD 3078	\$1,421,000	07/12/2019
3	48 Robbins St IVANHOE 3079	\$1,355,000	07/12/2019

**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.~~

This Statement of Information was prepared on:

03/02/2020 15:08



**Property Type:** House  
**Land Size:** 628sqm sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
Year ending December 2019: \$1,648,888

## Comparable Properties



**143 Waterdale Rd IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$1,436,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**128 Christmas St FAIRFIELD 3078 (REI)**

**Agent Comments**



**Price:** \$1,421,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** House (Res)  
**Land Size:** 519 sqm approx



**48 Robbins St IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$1,355,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** House (Res)  
**Land Size:** 601 sqm approx