

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

9/139 Bond Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Ivanhoe

Period - From 01/07/2019 to 30/09/2019 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	1/66 Grange Rd ALPHINGTON 3078	\$835,000	28/09/2019
2	1/80 Pender St THORNBURY 3071	\$830,000	01/07/2019
3	3/18a Ivanhoe Pde IVANHOE 3079	\$815,000	21/05/2019

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:

19/11/2019 12:52



3 2 1

Property Type: Townhouse
(Single)

Land Size: 113 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

September quarter 2019: \$800,000

Comparable Properties



1/66 Grange Rd ALPHINGTON 3078 (REI)

[Agent Comments](#)

3 1 1

Price: \$835,000

Method: Private Sale

Date: 28/09/2019

Property Type: Townhouse (Single)



1/80 Pender St THORNBURY 3071 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$830,000

Method: Private Sale

Date: 01/07/2019

Property Type: Townhouse (Single)



3/18a Ivanhoe Pde IVANHOE 3079 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$815,000

Method: Private Sale

Date: 21/05/2019

Property Type: Townhouse (Res)