Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/125 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$570,000			
Median sale p	rice							
Median price	\$755,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/01/2019	to	31/12/2019		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/33 Carmichael St IVANHOE EAST 3079	\$597,000	14/10/2019
2	3/33 Carmichael St IVANHOE EAST 3079	\$560,000	04/11/2019
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.

This Statement of Information was prepared on:

13/02/2020 11:02



6/125 Locksley Road, Ivanhoe Vic 3079



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Property Type: ApartmentLand Size: 74 sqm approxYear endingAgent CommentsFabulous size and well appointed with spacious bedrooms

Indicative Selling Price \$550,000 - \$570,000 Median Unit Price Year ending December 2019: \$755,000

Comparable Properties

1/33 Carmichael St IVANHOE EAST 3079 (REI) Agent Comments



Price: \$597,000 Method: Private Sale Date: 14/10/2019 Rooms: 3 Property Type: Apartment

3/33 Carmichael St IVANHOE EAST 3079 (REI) Agent Comments



Price: \$560,000 Method: Sold Before Auction Date: 04/11/2019 Property Type: Apartment

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.

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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.