

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

6/125 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$755,000 Property Type Unit 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	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:

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Property Type: Apartment
Land Size: 74 sqm approx

Agent Comments

Fabulous 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

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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

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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.