

## 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

7 Cook Street, 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

\$925,000

&

\$975,000

#### Median sale price

Median price

\$1,677,500

House

X

Unit

Suburb

Ivanhoe

Period - From

01/01/2019

to

31/03/2019

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	123 Ford St IVANHOE 3079	\$950,000	04/03/2019
2	15 Cook St IVANHOE 3079	\$932,500	28/02/2019
3	26 Osney Av IVANHOE 3079	\$925,000	18/02/2019

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.



3   1   2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 622 sqm approx

Agent Comments

## Comparable Properties



**123 Ford St IVANHOE 3079 (REI)**

Agent Comments

2   1   1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 04/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 556 sqm approx



**15 Cook St IVANHOE 3079 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$932,500

**Method:** Private Sale

**Date:** 28/02/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 590 sqm approx



**26 Osney Av IVANHOE 3079 (REI)**

Agent Comments

2   1   2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 18/02/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 638 sqm approx