

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 3/90 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$829,000

Median sale price

Median price \$756,250 House Unit X Suburb Ivanhoe

Period - From 01/07/2018 to 30/09/2018 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	11/3 Kenilworth Pde IVANHOE 3079	\$816,000	18/10/2018
2	15/3 Kenilworth Pde IVANHOE 3079	\$835,000	16/08/2018
3	2/313 Rathmines St THORNBURY 3071	\$840,000	07/09/2018

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.

3/90 Oriel Road, Ivanhoe Vic 3079



 3  2  1

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 150 sqm approx
Agent Comments

Indicative Selling Price
\$829,000
Median Unit Price
September quarter 2018: \$756,250

Comparable Properties



11/3 Kenilworth Pde IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$816,000
Method: Private Sale
Date: 18/10/2018
Rooms: -
Property Type: Apartment



15/3 Kenilworth Pde IVANHOE 3079 (VG)

Agent Comments

 3  -  -

Price: \$835,000
Method: Sale
Date: 16/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/313 Rathmines St THORNBURY 3071 (REI/VG)

Agent Comments

 3  2  2

Price: \$840,000
Method: Sold Before Auction
Date: 07/09/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 138 sqm approx