

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

116/1 Westley Avenue, Ivanhoe Vic 3079
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Indicative selling price

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

Single price

\$679,000

Median sale price

Median price

\$756,250

 House

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 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		
2		
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.



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$679,000
Median Unit Price
September quarter 2018: \$756,250

Comparable Properties



2/6 Elphin St IVANHOE 3079 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: Unit



105/3 Abbotsford Gr IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$675,000
Method: Private Sale
Date: 11/09/2018
Rooms: -
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.