

Statement of Information

Single residential property located in the Melbourne metropolitan area

				Section 47	AF of the Estate	Agents Act 1980
Property offer	ed for s	sale				
Address Including suburb and postcode		10 Myrtle S	Street, Ivanhoe V	ic 3079		
Indicative selli	ing pric	e				
For the meaning	of this p	orice see co	nsumer.vic.gov.a	au/underquoting		
Range between \$1,09		0,000	&	\$1,150,000		
Median sale p	rice					
Median price	\$1,460,	000 Ho	ouse X	Unit	Suburb	Ivanhoe
Period - From	01/01/2	018 to	31/12/2018	Source	REIV	
Comparable p	roperty	sales (*D	elete A or B b	elow as applica	able)	
	that the	estate ager			he property for sak ders to be most co	
Address of comparable property					Price	Date of sale
1						
2						
3						
OR						

В* 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.





Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



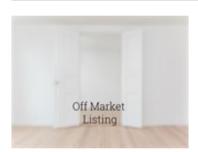




Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$1,090,000 - \$1,150,000 **Median House Price** Year ending December 2018: \$1,460,000

Comparable Properties



4/5 Carn Av IVANHOE 3079 (REI)

Agent Comments

Price: \$1,180,000 Method: Private Sale Date: 20/03/2019

Rooms: -

Property Type: Townhouse (Single)

2/10a Belmont Rd IVANHOE 3079 (REI)

Price: \$1,051,000 Method: Private Sale Date: 01/04/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

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Generated: 18/04/2019 16:55