

# OSTER + CO

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 5/20-22 Ivanhoe Parade Ivanhoe VIC 3079

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*950,000 & \$1,020,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$730,000 \*House \*Unit x Suburb Ivanhoe

Period - From Jan 2018 to Jan 2019 Source Realestate.com.au

#### Comparable property sales (\*Delete A or B below as applicable)

**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.