

# OSTER + CO

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

7/18A Ivanhoe Parade Ivanhoe VIC 3079
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#### 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 \$\*800,000 or range between \$ & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$630,000 \*House  \*unit  Suburb or locality Ivanhoe  
Period - From Mar 2018 to Mar 2019 Source Real Estate.com.au

**B\*** **Either** 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\*.

(\*Delete as applicable)