

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

16/59-61 Green Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$369,000

&

\$380,000

Median sale price

Median price

\$735,500

House

Unit

X

Suburb

Ivanhoe

Period - From

01/01/2018

to

31/12/2018

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	16/59-61 Green St IVANHOE 3079	\$305,000	10/09/2011
2	16/59-61 Green St IVANHOE 3079	\$59,000	01/07/1987
3	16/59-61 Green St IVANHOE 3079	\$48,000	01/04/1985

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.



1 1 1

Rooms: 2
Property Type: Apartment
Land Size: 54 sqm approx
Agent Comments

Indicative Selling Price
\$369,000 - \$380,000
Median Unit Price
Year ending December 2018: \$735,500

Comparable Properties



16/59-61 Green St IVANHOE 3079 (REI)

Agent Comments

1 - -

Price: \$305,000
Method: Passed in Vendor Bid
Date: 10/09/2011
Rooms: 3
Property Type: Apartment



16/59-61 Green St IVANHOE 3079 (VG)

Agent Comments

1 - -

Price: \$59,000
Method: Sale
Date: 01/07/1987
Rooms: -
Property Type: Strata Unit/Flat



16/59-61 Green St IVANHOE 3079 (VG)

Agent Comments

1 - -

Price: \$48,000
Method: Sale
Date: 01/04/1985
Rooms: -
Property Type: Strata Unit/Flat