

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

9/100 St Elmo Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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.



Rooms:
Property Type: Unit
Land Size: 58 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$420,000
Median Unit Price
September quarter 2018: \$756,250

Comparable Properties



10/100 St Elmo Rd IVANHOE 3079 (REI/VG)



Price: \$421,000
Method: Sold Before Auction
Date: 05/10/2018
Rooms: -
Property Type: Unit

Agent Comments

Courtyard on title Market conditions better

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.