

#### 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

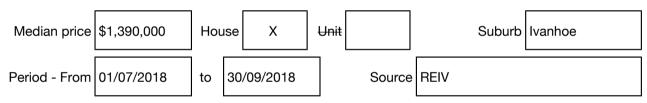
5 |50 Livingstone Street, Ivanhoe Vic 3079 d e

#### Indicative selling price

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

 Range between
 \$1,250,000
 &
 \$1,350,000

#### Median sale price



#### 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	7/10 Tate St IVANHOE 3079	\$1,320,000	09/11/2018
2	36 Langridge St FAIRFIELD 3078	\$1,320,000	06/10/2018
3	76 Beatty St IVANHOE 3079	\$1,286,000	13/09/2018

#### 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.

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

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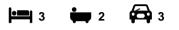
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## propertydata

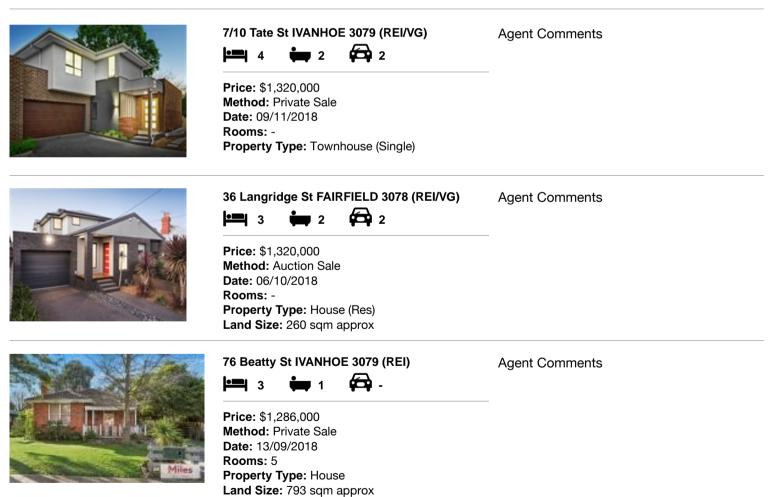






Rooms: Property Type: House (Res) Land Size: 546 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2018: \$1,390,000

### **Comparable Properties**



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