

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	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.



3   2   3

**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



7/10 Tate St IVANHOE 3079 (REI/VG)

Agent Comments

4   2   2

**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 09/11/2018  
**Rooms:** -  
**Property Type:** Townhouse (Single)



36 Langridge St FAIRFIELD 3078 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 06/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 260 sqm approx



76 Beatty St IVANHOE 3079 (REI)

Agent Comments

3   1   -

**Price:** \$1,286,000  
**Method:** Private Sale  
**Date:** 13/09/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 793 sqm approx