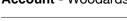
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## 0

	Section 47AF								F of the Estate Agents Act 1980			
Property offer	ed for s	sale										
Address Including suburb and postcode		5 Crow	n Roac	d, Ivanhoe Vi	c 3079							
Indicative sell	ing pric	ce										
For the meaning	of this p	orice see	e consu	ımer.vic.gov	.au/unc	lerquoting						
Single pric	e \$2,50	0,000										
Median sale p	rice											
Median price	\$1,467,	500	Hous	e X	Unit			Suburb	Ivanh	noe		
Period - From	01/10/2	:017	to 3	30/09/2018		Source	REIV					
Comparable p	roperty	/ sales	(*Dele	ete A or B b	elow a	as applica	able)					
months		estate a					•	perty for sale be most cor				
Address of comparable property								Price	C	Date of sale		
1												
2												
3												
OR												

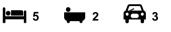
В\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Property Type: House/Land Land Size: 655 sqm approx

Agent Comments

**Indicative Selling Price** \$2,500,000 **Median House Price** Year ending September 2018: \$1,467,500

## Comparable Properties

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 - Woodards | P: 03 86812729 | F: 0394821491





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