

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

131 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,648,888 Property Type House Suburb Ivanhoe

Period - From 01/01/2019 to 31/12/2019 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.

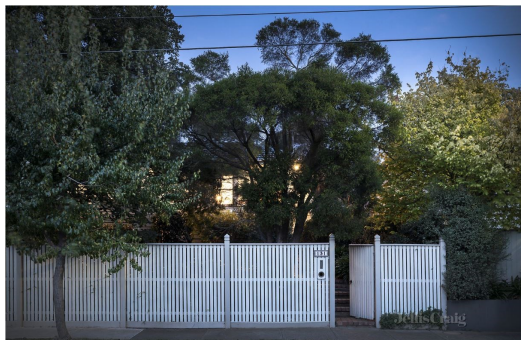
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 38 Locksley Rd IVANHOE 3079 | \$1,690,000 | 07/02/2020 |
| 2 | 46 Hawdon St EAGLEMONT 3084 | \$1,680,000 | 02/02/2020 |
| 3 | 16 Menzie Gr EAGLEMONT 3084 | \$1,610,000 | 30/11/2019 |

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.~~

This Statement of Information was prepared on:

26/03/2020 15:22



3 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 639 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending December 2019: \$1,648,888

Comparable Properties



38 Locksley Rd IVANHOE 3079 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,690,000

Method: Sold Before Auction

Date: 07/02/2020

Property Type: House (Res)

Land Size: 708 sqm approx



46 Hawdon St EAGLEMONT 3084 (REI/VG)

[Agent Comments](#)

5 3 2

Price: \$1,680,000

Method: Private Sale

Date: 02/02/2020

Property Type: House

Land Size: 608 sqm approx



16 Menzie Gr EAGLEMONT 3084 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,610,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 564 sqm approx