

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

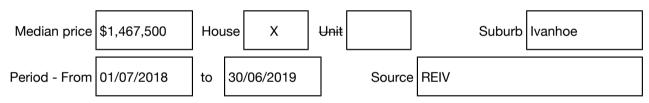
SS 1/31 Green Street, Ivanhoe Vic 3079 Id Ie

Indicative selling price

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

 Range between
 \$1,000,000
 &
 \$1,100,000

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	1/35 Kenilworth Pde IVANHOE 3079	\$1,075,000	25/05/2019
2	2/10a Belmont Rd IVANHOE 3079	\$1,051,000	01/04/2019
3	4a Vivian St IVANHOE 3079	\$1,025,000	17/03/2019

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.

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

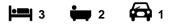
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.







Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending June 2019: \$1,467,500

Comparable Properties





1/35 Kenilworth Pde IVANHOE 3079 (REI)

Price: \$1,075,000 Method: Private Sale Date: 25/05/2019 Rooms: -Property Type: Townhouse (Single)

2/10a Belmont Rd IVANHOE 3079 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,051,000 Method: Private Sale Date: 01/04/2019 Rooms: -Property Type: Townhouse (Single)

4a Vivian St IVANHOE 3079 (REI/VG)



Agent Comments

Price: \$1,025,000 Method: Sold Before Auction Date: 17/03/2019 Rooms: -Property Type: Townhouse (Res) Land Size: 330 sqm approx

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REIV Spropertydata

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