## COLLINGS Christian Gravias 9486 2000 0424 647 353

cg@collings.com.au

### 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<br>Including suburb and | 203/264 Waterdale Road, Ivanhoe Vic 3079 |
|---------------------------------|--|
| postcode                        |  |
|                                 |  |

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |        |         |      |           |      |        |         |  |
|--|------------|--------|---------|------|-----------|------|--------|---------|--|
| Range betweer  | \$495,000  |        | &       |      | \$540,000 |      |        |         |  |
| Median sale price  |            |        |         |      |           |      |        |         |  |
| Median price   | \$733,000  | House  |         | Unit | x         |      | Suburb | Ivanhoe |  |
| Period - From  | 01/07/2018 | to 30/ | 06/2019 |      | 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 sixmonths 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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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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.





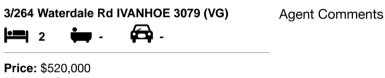


Rooms: Property Type: Strata Unit/Flat Agent Comments COLLINGS Christian Gravias

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Indicative Selling Price \$495,000 - \$540,000 Median Unit Price Year ending June 2019: \$733,000

# **Comparable Properties**



Method: Sale Date: 15/03/2019 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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REIV Spropertydata

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