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 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^{*} 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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