

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

11/86 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$540,000 & \$570,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2019 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	22/61-63 Maltravers Rd IVANHOE EAST 3079	\$580,000	21/12/2019
2	3/33 Carmichael St IVANHOE EAST 3079	\$560,000	04/11/2019
3	7/45 St Elmo Rd IVANHOE 3079	\$535,000	24/10/2019

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:

21/01/2020 16:31



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

December quarter 2019: \$737,500

Comparable Properties



22/61-63 Maltravers Rd IVANHOE EAST 3079 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 21/12/2019

Property Type: Apartment

3/33 Carmichael St IVANHOE EAST 3079 (REI)

Agent Comments

2 1 -

Price: \$560,000

Method: Sold Before Auction

Date: 04/11/2019

Property Type: Apartment



7/45 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 24/10/2019

Property Type: Apartment