

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

83 Beatty Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$1,350,000

&

\$1,485,000

Median sale price

Median price

\$1,675,000

House

X

Unit

Suburb

Ivanhoe

Period - From

01/04/2018

to

30/06/2018

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	86 Bond St IVANHOE 3079	\$1,480,000	05/05/2018
2	43 Thoresby Gr IVANHOE 3079	\$1,370,000	28/07/2018
3	44 Stanley St IVANHOE 3079	\$1,370,000	02/06/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
June quarter 2018: \$1,675,000

Comparable Properties

86 Bond St IVANHOE 3079 (REI/VG)

Agent Comments

4 2 3

Price: \$1,480,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 769 sqm approx



43 Thoresby Gr IVANHOE 3079 (REI)

Agent Comments

2 2 1

Price: \$1,370,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 603 sqm approx



44 Stanley St IVANHOE 3079 (REI/VG)

Agent Comments

5 2 2

Price: \$1,370,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 8
Property Type: House (Res)
Land Size: 394 sqm approx