

### 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	83 Beatty Street, Ivanhoe Vic 3079
Including suburb and	
postcode	

#### 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	Hou	ise X	Unit		Suburb	Ivanhoe
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

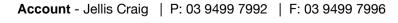
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)







Price: \$1,480,000 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: House (Res) Land Size: 769 sqm approx

**Agent Comments** 



43 Thoresby Gr IVANHOE 3079 (REI)







Price: \$1,370,000 Method: Auction Sale Date: 28/07/2018 Rooms: 5

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments



44 Stanley St IVANHOE 3079 (REI/VG)





Price: \$1,370,000 Method: Auction Sale Date: 02/06/2018

Rooms: 8

Property Type: House (Res) Land Size: 394 sqm approx

**Agent Comments** 

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