

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

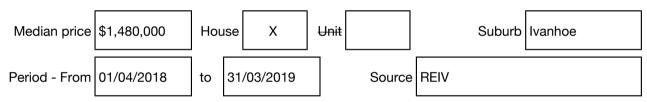
I1 Melcombe Road, Ivanhoe Vic 3079
 a

Indicative selling price

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

 Range between
 \$1,250,000
 &
 \$1,350,000

Median sale price



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	47 Green St IVANHOE 3079	\$1,301,000	25/05/2019
2	50 Livingstone St IVANHOE 3079	\$1,275,000	14/02/2019
3	48 Bond St IVANHOE 3079	\$1,255,000	02/05/2019

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.

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propertydata

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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: House (Previously Occupied - Detached) Land Size: 559 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2019: \$1,480,000

Comparable Properties

	47 Green St IVANHOE 3079 (REI) I → 3 → 1 → 2	Agent Comments
	Price: \$1,301,000 Method: Auction Sale Date: 25/05/2019 Rooms: - Property Type: House (Res) Land Size: 673 sqm approx	
	50 Livingstone St IVANHOE 3079 (REI/VG) 3 2 3 Price: \$1,275,000 Method: Private Sale Date: 14/02/2019 Rooms: - Property Type: House	Agent Comments
	48 Bond St IVANHOE 3079 (REI)	Agent Comments
Off Market Listing	Price: \$1,255,000 Method: Private Sale Date: 02/05/2019 Rooms: - Property Type: House	

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