

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 Melcombe Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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.



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)

Agent Comments



Price: \$1,301,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 673 sqm approx

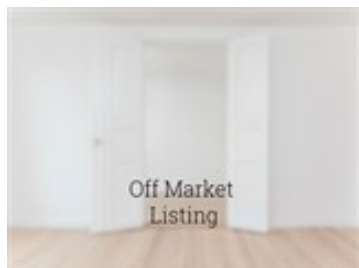


50 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,275,000
Method: Private Sale
Date: 14/02/2019
Rooms: -
Property Type: House



48 Bond St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,255,000
Method: Private Sale
Date: 02/05/2019
Rooms: -
Property Type: House