

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 MAGNOLIA ROAD, IVANHOE, VIC 3079

4 3 4

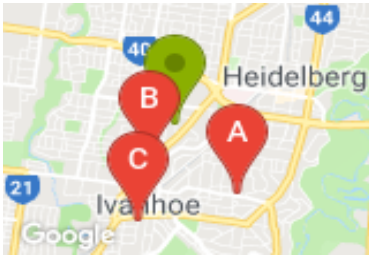
Indicative Selling Price

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

Single Price: **\$2,349,000**

Provided by: James Labiris, Nelson Alexander Ivanhoe

MEDIAN SALE PRICE



IVANHOE, VIC, 3079

Suburb Median Sale Price (House)

\$1,286,000

01 January 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



46 MALTRAVERS RD, EAGLEMONT, VIC 3084

3 1 2

Sale Price

****\$2,010,000**

Sale Date: 06/12/2018

Distance from Property: 1.3km



19 ST ELMO RD, IVANHOE, VIC 3079

3 2 2

Sale Price

****\$2,110,000**

Sale Date: 01/12/2018

Distance from Property: 609m



2 THE RGWY, IVANHOE, VIC 3079

4 2 2

Sale Price

\$2,220,000

Sale Date: 27/10/2018

Distance from Property: 1.5km



This report has been compiled on 05/02/2019 by Nelson Alexander Ivanhoe. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 MAGNOLIA ROAD, IVANHOE, VIC 3079

Indicative selling price

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

Single Price:

\$2,349,000

Median sale price

Median price

\$1,286,000

House

Unit

Suburb

IVANHOE

Period

01 January 2018 to 31 December 2018

Source

 pricfinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
46 MALTRAVERS RD, EAGLEMONT, VIC 3084	**\$2,010,000	06/12/2018
19 ST ELMO RD, IVANHOE, VIC 3079	**\$2,110,000	01/12/2018
2 THE RGWY, IVANHOE, VIC 3079	\$2,220,000	27/10/2018