

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

13 Ironbark Crescent, Ivanhoe Vic 3079
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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	2/89 Beatty St IVANHOE 3079	\$880,000	25/11/2017
2	122b Green St IVANHOE 3079	\$880,000	17/06/2017
3	4/75 Green St IVANHOE 3079	\$880,000	22/07/2017

**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:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$860,000 - \$910,000  
**Median Unit Price**  
September quarter 2017: \$835,000

## Comparable Properties



**2/89 Beatty St IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**122b Green St IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 164 sqm approx



**4/75 Green St IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)