

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**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	9/1 Mervyn Cr IVANHOE 3079	\$1,215,000	14/10/2017
2	3/29 White St FAIRFIELD 3078	\$1,270,000	11/10/2017
3	2/7 Ambrose St IVANHOE 3079	\$1,175,000	26/08/2017

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.



4   3   1

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,288,000  
**Median House Price**  
June quarter 2017: \$1,413,500

## Comparable Properties



**9/1 Mervyn Cr IVANHOE 3079 (REI)**

**Agent Comments**

3   2   3

**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Unit



**3/29 White St FAIRFIELD 3078 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 11/10/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**2/7 Ambrose St IVANHOE 3079 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)