



Statement of Information

Sections 47AF of the Estate Agents Act 1980

31 Cresbrook Lane, IVANHOE 3079

House

3 beds

2 baths

1 parking

Indicative selling price

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

Range \$830,000 - \$850,000

Median sale price

Median **House** for **IVANHOE** for period **Aug 2017 - Jul 2018**

Sourced from **CoreLogic**.

\$781,250

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1/28 Myrtle Street,
Ivanhoe 3079

Price **\$815,000** Sold 26
February 2018

2/13 Linden Avenue,
Ivanhoe 3079

Price **\$881,000** Sold 05 May
2018

13 Ironbark Crescent,
Ivanhoe 3079

Price **\$875,000** Sold 29
March 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

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Contact agents

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