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> Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price March quarter 2017: \$757,500





Rooms: Property Type: Townhouse Agent Comments

Comparable Properties



4/22 Myrtle St IVANHOE 3079 (REI)

Price: \$1,130,000 Method: Auction Sale Date: 25/03/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 232 sqm approx Agent Comments

Agent Comments

3/10 Tate St IVANHOE 3079 (REI/VG)



Price: \$1,060,000 Method: Private Sale Date: 01/05/2017 Rooms: 6 Property Type: Townhouse (Single)



4 Vivian St IVANHOE 3079 (REI)



Price: \$1,000,000 Method: Auction Sale Date: 06/05/2017 Rooms: -Property Type: House (Res) Land Size: 260 sqm approx Agent Comments

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

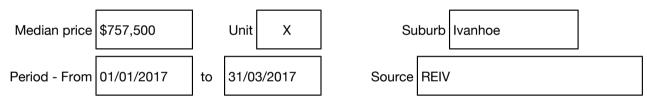
Property offered for sale

Address 55b Livingstone Street, Ivanhoe Vic 3079 Including suburb and postcode

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000	
Median sale pri	ce			-



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/22 Myrtle St IVANHOE 3079	\$1,130,000	25/03/2017
3/10 Tate St IVANHOE 3079	\$1,060,000	01/05/2017
4 Vivian St IVANHOE 3079	\$1,000,000	06/05/2017

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