

 3  3  off street
2

Rooms:
Property Type: Townhouse
Agent Comments

Comparable Properties



4/22 Myrtle St IVANHOE 3079 (REI)

Agent Comments

 3  2  2

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



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

Agent Comments

 3  2  2

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



4 Vivian St IVANHOE 3079 (REI)

Agent Comments

 3  2  2

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

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

55b Livingstone Street, Ivanhoe Vic 3079

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$757,500

Unit X

Suburb Ivanhoe

Period - From 01/01/2017 to 31/03/2017

Source REIV

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