

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

7/125 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$519,000

Median sale price

Median price \$781,000

House

Unit

X

Suburb

Ivanhoe

Period - From 01/10/2017

to 31/12/2017

Source REIV

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	4/61-63 Maltravers Rd IVANHOE EAST 3079	\$530,000	28/11/2017
2	5/297 Upper Heidelberg Rd IVANHOE 3079	\$530,000	04/12/2017
3	4/54 Myrtle St IVANHOE 3079	\$510,000	05/01/2018

OR

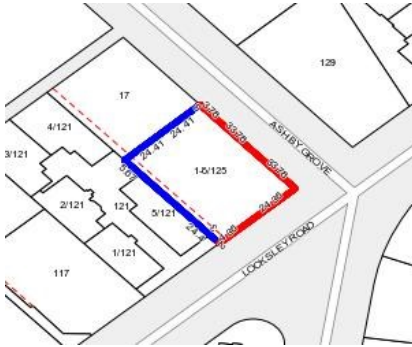
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Indicative Selling Price

\$519,000

Median Unit Price

December quarter 2017: \$781,000



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



4/61-63 Maltravers Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 28/11/2017

Rooms: 4

Property Type: Apartment



5/297 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 04/12/2017

Rooms: -

Property Type: Apartment



4/54 Myrtle St IVANHOE 3079 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 05/01/2018

Rooms: 4

Property Type: Unit