

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address

Indicative selling price

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

Single Price

Median sale price

Median price

House

Suburb

Period - From to

Source

Comparable property sales

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
14 Beatty St IVANHOE 3079	\$2,980,000	25/03/2017
121 The Righi EAGLEMONT 3084	\$2,647,000	03/06/2017
4 Mandall Ave IVANHOE 3079	\$2,535,000	06/05/2017