

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

2/7 Ambrose Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,413,500

House

X

Unit

Suburb Ivanhoe

Period - From 01/04/2017

to

30/06/2017

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	8/10 Tate St IVANHOE 3079	\$1,217,000	25/03/2017
2	4/22 Myrtle St IVANHOE 3079	\$1,130,000	25/03/2017
3	3/10 Tate St IVANHOE 3079	\$1,060,000	01/05/2017

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.~~



Rooms: 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



8/10 Tate St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,217,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: Townhouse (Res)



4/22 Myrtle St IVANHOE 3079 (REI)

Agent Comments



Only 3 bedrooms

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



More than 2 houses on the block, only 3 bedrooms and has owners corp

Price: \$1,060,000

Method: Private Sale

Date: 01/05/2017

Rooms: 6

Property Type: Townhouse (Single)