

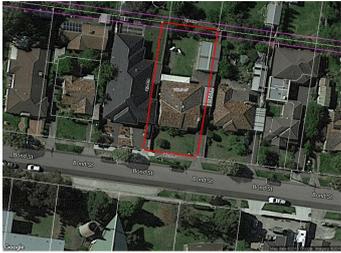
STATEMENT OF INFORMATION

86 BOND STREET, IVANHOE, VIC 3079

PREPARED BY ROBERT LE, WILLIAM HUXLEY PTY LTD, PHONE: 0409 877 851

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



86 BOND STREET, IVANHOE, VIC 3079

 4  1  2

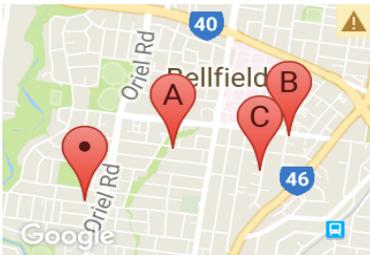
Indicative Selling Price

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

Single Price: \$1,400,000

Provided by: Robert Le, William Huxley Pty Ltd

MEDIAN SALE PRICE



IVANHOE, VIC, 3079

Suburb Median Sale Price (House)

\$1,410,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



21 JELLCOE ST, IVANHOE, VIC 3079

 3  1  1

Sale Price

***\$1,470,000**

Sale Date: 17/03/2018

Distance from Property: 682m



50 MAGNOLIA RD, IVANHOE, VIC 3079

 3  1  -

Sale Price

\$1,417,500

Sale Date: 24/02/2018

Distance from Property: 1.4km



29 MELCOMBE RD, IVANHOE, VIC 3079

 2  1  1

Sale Price

\$1,395,000

Sale Date: 16/12/2017

Distance from Property: 1.2km



This report has been compiled on 12/04/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

86 BOND STREET, IVANHOE, VIC 3079

Indicative selling price

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

Single Price:

\$1,400,000

Median sale price

Median price

\$1,410,000

House

Unit

Suburb

IVANHOE

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

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
21 JELLICOE ST, IVANHOE, VIC 3079	*\$1,470,000	17/03/2018
50 MAGNOLIA RD, IVANHOE, VIC 3079	\$1,417,500	24/02/2018
29 MELCOMBE RD, IVANHOE, VIC 3079	\$1,395,000	16/12/2017