



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4/69 Marshall Street, IVANHOE 3079

Unit  
1 beds 1 baths 1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Single price \$450,000

### Median sale price

Median Unit for IVANHOE for period Jul 2017 - Sep 2017

Sourced from REIV.

## \$835,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**211/69 Marshall Street,**  
Ivanhoe 3079

Price **\$487,500** Sold 26  
August 2017

**112/1 Westley Avenue ,**  
Ivanhoe 3079

Price **\$425,000** Sold 11  
October 2017

**314/1 Westley Avenue ,**  
Ivanhoe 3079

Price **\$420,000** Sold 20  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents



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