

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

5 Thoresby Grove, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$2,900,000

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	39 Thoresby Gr IVANHOE 3079	\$3,020,000	08/04/2017
2	10 Silverdale Rd EAGLEMONT 3084	\$2,100,000	12/07/2017
3	33 Thoresby Gr IVANHOE 3079	\$2,060,000	25/03/2017

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.



4 1 3

Rooms:

Property Type: House (Res)

Land Size: 1073 sqm approx

Agent Comments

Comparable Properties



39 Thoresby Gr IVANHOE 3079 (REI)

Agent Comments

4 2 1

Price: \$3,020,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1250 sqm approx



10 Silverdale Rd EAGLEMONT 3084 (REI)

Agent Comments

6 1 2

Price: \$2,100,000

Method: Private Sale

Date: 12/07/2017

Rooms: 3

Property Type: House

Land Size: 1143 sqm approx



33 Thoresby Gr IVANHOE 3079 (REI/VG)

Agent Comments

4 2 2

Price: \$2,060,000

Method: Private Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 638 sqm approx