

Walter Ortner 9499 5611 0412 371 899 wortner@hockingstuart.com.au

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	5 Thoresby Grove, Ivanhoe Vic 3079
Including suburb and	·
postcode	

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	Hou	ıse 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.

Add	dress 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.

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Indicative Selling Price \$2,900,000 **Median House Price** June guarter 2017: \$1,413,500





Rooms:

Property Type: House (Res) Land Size: 1073 sqm approx

Agent Comments

Comparable Properties



39 Thoresby Gr IVANHOE 3079 (REI)





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)









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)







Price: \$2,060,000 Method: Private Sale Date: 25/03/2017

Rooms: -

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments

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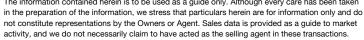


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