

## 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

2/90 St Elmo Road, Ivanhoe Vic 3079

#### Indicative selling price

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

Range between

\$540,000

&

\$580,000

#### Median sale price

Median price \$781,250

House

Unit

X

Suburb

Ivanhoe

Period - From

01/04/2018

to

30/06/2018

Source

REIV

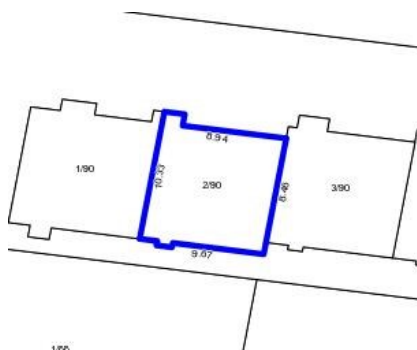
#### Comparable property sales (\*Delete A or B below as applicable)

**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	2/33 Carmichael St IVANHOE EAST 3079	\$572,000	03/03/2018
2	7/105 Locksley Rd IVANHOE 3079	\$555,000	20/03/2018
3	6/33 Carmichael St IVANHOE EAST 3079	\$550,000	10/07/2018

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:**  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**2/33 Carmichael St IVANHOE EAST 3079 (REI/VG)**

**Agent Comments**



**Price:** \$572,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** Apartment



**7/105 Locksley Rd IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$555,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2018  
**Rooms:** 4  
**Property Type:** Unit



**6/33 Carmichael St IVANHOE EAST 3079 (REI)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 10/07/2018  
**Rooms:** -  
**Property Type:** Unit