

Elisse Farquhar 03 9490 0550 0419 116 130 efarquhar@milesre.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
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Address Including suburb and postcode	2/52 Locksley Road, Ivanhoe Vic 3079
ndicative selling pric	ce

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i or the meaning	OI LINS	price see	consumer.vic.gov.au	anaci quoting

Range between	\$650,000	&	\$700,000

Median sale price

Median price	\$868,750	Hou	se	Unit	Х	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	1/16 Waverley Av IVANHOE 3079	\$722,000	19/08/2017
2	3/6 Merton St IVANHOE 3079	\$657,500	09/05/2017
3	1/18 Carmichael St IVANHOE EAST 3079	\$629,000	30/08/2017

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.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089



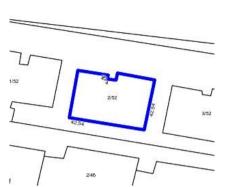


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Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** June quarter 2017: \$868,750



Rooms:

Property Type: Flat

Land Size: 100.623 sqm approx

Agent Comments

Great size 2 bedroom unit with huge potential

Comparable Properties



1/16 Waverley Av IVANHOE 3079 (REI)



Price: \$722,000 Method: Auction Sale Date: 19/08/2017

Rooms: -

Property Type: Apartment

Agent Comments



3/6 Merton St IVANHOE 3079 (REI)

-2







Price: \$657,500 Method: Private Sale Date: 09/05/2017 Rooms: 3

Property Type: Unit

Land Size: 103 sqm approx

Agent Comments



1/18 Carmichael St IVANHOE EAST 3079 (REI) Agent Comments

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Price: \$629,000

Method: Sold Before Auction

Date: 30/08/2017 Rooms: 3

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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