

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

2/52 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$868,750

House

Unit

X

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	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.~~



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)

Agent Comments



Price: \$722,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: Apartment



3/6 Merton St IVANHOE 3079 (REI)

Agent Comments



Price: \$657,500

Method: Private Sale

Date: 09/05/2017

Rooms: 3

Property Type: Unit

Land Size: 103 sqm approx



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



Price: \$629,000

Method: Sold Before Auction

Date: 30/08/2017

Rooms: 3

Property Type: Apartment