

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

14 Toora Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$1,790,000

&

\$1,875,000

Median sale price

Median price

\$1,580,000

House

X

Unit

Suburb

Ivanhoe

Period - From

01/01/2017

to

31/12/2017

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 | 44 Alandale Rd EAGLEMONT 3084 | \$2,100,000 | 14/12/2017 |
| 2 | 10 Lower Heidelberg Rd IVANHOE 3079 | \$1,690,000 | 07/09/2017 |
| 3 | 8 Garth St IVANHOE 3079 | \$1,650,000 | 26/08/2017 |

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.