

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

203/264 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Ivanhoe

Period - From 28/10/2018

to 27/10/2019

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	1/44 St Elmo Rd IVANHOE 3079	\$540,000	21/09/2019
2	7/45 St Elmo Rd IVANHOE 3079	\$535,000	24/10/2019
3	6/45 St Elmo Rd IVANHOE 3079	\$515,500	26/06/2019

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.~~

This Statement of Information was prepared on:

28/10/2019 14:52



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/44 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$540,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Unit



7/45 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$535,000

Method: Sold Before Auction

Date: 24/10/2019

Property Type: Apartment



6/45 St Elmo Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$515,500

Method: Private Sale

Date: 26/06/2019

Property Type: Unit