

# 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 48 York Avenue, Ivanhoe East 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 \$2,450,000 & \$2,575,000

### Median sale price

Median price \$1,770,000 Property Type House Suburb Ivanhoe East

Period - From 01/01/2019 to 31/12/2019 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	310 Upper Heidelberg Rd IVANHOE 3079	\$2,550,000	03/10/2019
2	18 Cumberland St EAGLEMONT 3084	\$2,405,000	07/12/2019
3			

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: 24/01/2020 09:35



**Property Type:** House (Res)

**Land Size:** 700 sqm approx

Agent Comments

## Comparable Properties



**310 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)**

Agent Comments



**Price:** \$2,550,000

**Method:** Sold Before Auction

**Date:** 03/10/2019

**Property Type:** House (Res)

**Land Size:** 986 sqm approx



**18 Cumberland St EAGLEMONT 3084 (REI)**

Agent Comments



**Price:** \$2,405,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (Res)

**Land Size:** 894 sqm approx

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.