

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

5 Lochabar Court, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,275,000 & \$2,500,000

Median sale price

Median price \$1,490,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2019 to 30/09/2020 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	39 Castle St EAGLEMONT 3084	\$2,625,000	28/11/2020
2	100 The Eyrie EAGLEMONT 3084	\$2,310,000	26/11/2020
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:

03/12/2020 13:17



Property Type:
Agent Comments

Indicative Selling Price
\$2,275,000 - \$2,500,000
Median House Price
Year ending September 2020: \$1,490,000

Comparable Properties



39 Castle St EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,625,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 973 sqm approx



100 The Eyrie EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,310,000
Method: Private Sale
Date: 26/11/2020
Property Type: House
Land Size: 1069.80 sqm approx



17A Ormond Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 16/11/2020
Property Type: House