

## 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	8 Garth Street, Ivanhoe Vic 3079
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,413,500	House	X	Unit		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	128 Bond St IVANHOE 3079	\$1,689,000	13/05/2017
2	134 Ivanhoe Pde IVANHOE 3079	\$1,680,000	01/07/2017
3	62 Hawker St IVANHOE 3079	\$1,510,000	08/07/2017

**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.~~



6   2   4

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 914 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

June quarter 2017: \$1,413,500

## Comparable Properties



**128 Bond St IVANHOE 3079 (REI)**

**Agent Comments**

5   2   2

**Price:** \$1,689,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 633 sqm approx



**134 Ivanhoe Pde IVANHOE 3079 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**62 Hawker St IVANHOE 3079 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx