

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 23 The Boulevard, Ivanhoe 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

\$1,900,000

&

\$2,000,000

### Median sale price

Median price \$1,413,500

House X

Suburb Ivanhoe

Period - From 01/04/2017 to 30/06/2017

Source REIV

### Comparable property sales

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
20 Fairy Street, Ivanhoe	\$2,585,000	12/08/2017
21 The Boulevard, Ivanhoe	\$1,910,000	18/03/2017
81 The Boulevard, Ivanhoe	\$1,840,000	01/04/2017