

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

1/35 Kenilworth Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	2/10a Belmont Rd IVANHOE 3079	\$1,051,000	01/04/2019
2	11 Malta St IVANHOE 3079	\$1,025,000	06/02/2019
3	4a Vivian St IVANHOE 3079	\$1,025,000	17/03/2019


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.



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Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending March 2019: \$1,480,000

Rooms:
Property Type: Flat
Land Size: 419.443 sqm approx
 Agent Comments

Comparable Properties



2/10a Belmont Rd IVANHOE 3079 (REI)

Agent Comments

 3
  2
  1

Price: \$1,051,000
Method: Private Sale
Date: 01/04/2019
Rooms: -
Property Type: Townhouse (Single)

11 Malta St IVANHOE 3079 (VG)

Agent Comments

 4
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Price: \$1,025,000
Method: Sale
Date: 06/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 720 sqm approx



4a Vivian St IVANHOE 3079 (REI)

Agent Comments

 3
  2
  1

Price: \$1,025,000
Method: Sold Before Auction
Date: 17/03/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 330 sqm approx