

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 Melcombe Road, 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  &

**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	11 Melcombe Rd IVANHOE 3079	\$1,382,000	13/07/2019
2	16a Devon St EAGLEMONT 3084	\$1,325,000	23/03/2019
3	3/12-14 Silverdale Rd EAGLEMONT 3084	\$1,315,000	01/03/2019

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.



3   1   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 431 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
June quarter 2019: \$1,601,000

## Comparable Properties



11 Melcombe Rd IVANHOE 3079 (REI)

Agent Comments

3   2   1

**Price:** \$1,382,000  
**Method:** Auction Sale  
**Date:** 13/07/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx



16a Devon St EAGLEMONT 3084 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 243 sqm approx



3/12-14 Silverdale Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,315,000  
**Method:** Private Sale  
**Date:** 01/03/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 250 sqm approx