

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

6 Ailsa Grove Ivanhoe VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
20 Ailsa Grove Ivanhoe VIC 3079	\$1,890,000	05-Aug-20

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 6 months.

This Statement of Information was prepared on: 10 December 2020



20 Ailsa Grove Ivanhoe VIC 3079

Sold Price ^{RS} \$1,890,000 ^{UN} Sold Date 05-Aug-20

 3  2  2

Distance 0.16km

RS = Recent sale

UN = Undisclosed Sale

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