

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

16 Oriel Road, IVANHOE, VIC, 3079

Indicative selling price

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

Single price

\$ 1,555,000

or range between

\$

&

\$

Median sale price

Median price

\$ 0

House

Unit

Suburb

Period - From

07/06/2019

to

07/06/2019

Source

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
16 BARDIA STREET, HEIDELBERG WEST VIC 3081	\$ 603,000	12/01/2018
332 UPPER HEIDELBERG ROAD, IVANHOE VIC 3079	\$ 2,235,000	17/01/2018
11 GLADHALL AVENUE, THORNBURY VIC 3071	\$ 1,516,000	20/10/2017