

## 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

804/443 UPPER HEIDELBERG 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) (\*Delete single price or range as applicable)

Single Price

\$515,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,800,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Nov 2023

to

31 Oct 2024

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

506B/58 MYRTLE STREET IVANHOE VIC 3079	\$550,000	23-May-24
7/12 STRADBROKE AVENUE HEIDELBERG VIC 3084	\$525,500	14-May-24
5/84 MARSHALL STREET IVANHOE VIC 3079	\$530,000	30-Oct-24

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: 07 November 2024



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**506B/58 MYRTLE STREET  
IVANHOE VIC 3079**

2 2 1

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **23-May-24**

Distance **0.21km**



**7/12 STRADBROKE AVENUE  
HEIDELBERG VIC 3084**

2 1 1

Sold Price **\$525,500** Sold Date **14-May-24**

Distance **0.66km**



**5/84 MARSHALL STREET IVANHOE  
VIC 3079**

2 1 1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **30-Oct-24**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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