

# 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

G02/979 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)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/10/2020

to

30/09/2021

Source

REIV

### 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 | 104/1a Noel St IVANHOE 3079    | \$800,000 | 07/08/2021   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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.~~

This Statement of Information was prepared on:

21/01/2022 12:18

 2  2  2

**Property Type:** Apartment (Res)

Agent Comments

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

Year ending September 2021: \$800,000

## Comparable Properties



**104/1a Noel St IVANHOE 3079 (REI)**

Agent Comments

 2  2  2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 07/08/2021

**Property Type:** Apartment

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.

**Account** - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996