

# 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 Woodstock Crescent, 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,643,500 Property Type House Suburb Ivanhoe

Period - From 01/07/2023 to 30/09/2023 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	3 Glossop La IVANHOE 3079	\$1,150,000	18/09/2023
2	6 Milton Ct HEIDELBERG HEIGHTS 3081	\$1,060,000	11/11/2023
3	21 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$980,000	15/09/2023

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:

14/11/2023 11:04



4 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

September quarter 2023: \$1,643,500

## Comparable Properties



**3 Glossop La IVANHOE 3079 (REI)**

Agent Comments

4 2 2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 18/09/2023

**Property Type:** House



**6 Milton Ct HEIDELBERG HEIGHTS 3081 (REI)** Agent Comments

4 3 2

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Townhouse (Res)

**Land Size:** 233 sqm approx



**21 Heffernan Wlk HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$980,000

**Method:** Sold Before Auction

**Date:** 15/09/2023

**Property Type:** Townhouse (Single)

**Land Size:** 308 sqm approx

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