Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Woodstock Crescent, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,643,500	Pro	operty Type	Hou	se		Suburb	Ivanhoe
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress 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









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)



Price: \$1,150,000 Method: Private Sale Date: 18/09/2023 Property Type: House Agent Comments



6 Milton Ct HEIDELBERG HEIGHTS 3081 (REI) Agent Comments **6** 2



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Price: \$1,060,000 Method: Auction Sale Date: 11/11/2023 Property Type: Townhouse (Res) Land Size: 233 sqm approx



21 Heffernan Wik HEIDELBERG HEIGHTS 3081 (REI/VG)

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Agent Comments

Price: \$980,000 Method: Sold Before Auction Date: 15/09/2023 Property Type: Townhouse (Single) Land Size: 308 sqm approx

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Account - VICPROP



propertydata

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