

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

1006 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,815,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2021

to 31/12/2021

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	3/20 Cedric St IVANHOE EAST 3079	\$1,335,000	13/12/2021
2	4/170 Lower Heidelberg Rd IVANHOE EAST 3079	\$1,310,000	21/10/2021
3	1/40 Green St IVANHOE 3079	\$1,310,000	21/12/2021

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:

21/02/2022 13:59



3 2 2

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2021: \$1,815,000

Comparable Properties



3/20 Cedric St IVANHOE EAST 3079 (REI/VG) **Agent Comments**

4 2 1

Price: \$1,335,000
Method: Private Sale
Date: 13/12/2021
Property Type: Townhouse (Single)



4/170 Lower Heidelberg Rd IVANHOE EAST 3079 (VG) **Agent Comments**

3 - -

Price: \$1,310,000
Method: Sale
Date: 21/10/2021
Property Type: Flat/Unit/Apartment (Res)



1/40 Green St IVANHOE 3079 (REI) **Agent Comments**

3 2 1

Price: \$1,310,000
Method: Auction Sale
Date: 21/12/2021
Property Type: House (Res)
Land Size: 322 sqm approx