

RT Edgar

STATEMENT OF INFORMATION

26 March 2018

Property offered for sale

1/383 Upper Heidelberg Road, Ivanhoe VIC 3079

Indicative selling price

Range between \$900,000 & \$990,000

Median sale price

Median price	\$798,780	House	Unit	X	Suburb	Ivanhoe
Period - From	01/01/2017	to	31/12/2017	Source	REIV	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Monash estate agent and James Moss consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/45 Locksley Road, Ivanhoe 3079	\$1,020,000	27/10/2017
2 3/11 Oriel Road, Ivanhoe 3079	\$975,000	14/02/2018
3 2/110 Hawker Street, Ivanhoe 3079	\$916,000	03/03/2018