

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

107 Lower Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$1,577,500

Property Type House

Suburb Ivanhoe

Period - From 01/07/2020

to 30/09/2020

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		
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:

14/12/2020 10:03

107 Lower Heidelberg Road, Ivanhoe Vic 3079

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Indicative Selling Price

\$1,350,000 - \$1,420,000

Median House Price

September quarter 2020: \$1,577,500



Property Type: House (Previously Occupied - Detached)

Land Size: 633 sqm approx

Agent Comments

3 bedroom cream brick home on 633m2 approx. Corner of Locksley Road. . Situated close to Ivanhoe Station and shopping strip and expansive parklands. A blank canvas. Walking distance to both Grammar Schools. A wonderful opportunity to purchase is this tightly held location.

Comparable Properties

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 - Miles | P: 03 9497 3222 | F: 03 9499 4089



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.