

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

205/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

816/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	-	14-Sep-23
414B/58 MYRTLE STREET IVANHOE VIC 3079	\$387,000	23-Dec-23
7/1 WESTLEY AVENUE IVANHOE VIC 3079	\$478,000	31-Oct-23

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 6 months.

This Statement of Information was prepared on: 26 February 2024

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816/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

1 1 1

Sold Price

- Sold Date **14-Sep-23**

Distance **0km**



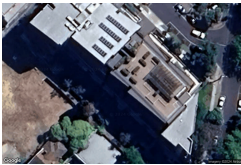
414B/58 MYRTLE STREET IVANHOE VIC 3079

1 1 1

Sold Price

^{RS} **\$387,000** Sold Date **23-Dec-23**

Distance **0.21km**



7/1 WESTLEY AVENUE IVANHOE VIC 3079

1 1 1

Sold Price

\$478,000 Sold Date **31-Oct-23**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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