

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

409/443 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/180 HAWDON STREET HEIDELBERG VIC 3084	\$665,000	08-Aug-22
102/69 MARSHALL STREET IVANHOE VIC 3079	\$630,000	09-Aug-22
307/3 KIERNAN AVENUE IVANHOE VIC 3079	\$640,000	30-Jan-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: 29 March 2023



3/180 HAWDON STREET HEIDELBERG VIC 3084

2 2 1

Sold Price **\$665,000** Sold Date **08-Aug-22**

Distance **1.12km**



102/69 MARSHALL STREET IVANHOE VIC 3079

2 2 1

Sold Price **\$630,000** Sold Date **09-Aug-22**

Distance **2.01km**



307/3 KIERNAN AVENUE IVANHOE VIC 3079

2 2 2

Sold Price ^{RS} **\$640,000** Sold Date **30-Jan-23**

Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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