## 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

G01/1031 Heidelberg Road, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	ו \$410,000		&		\$450,000			
Median sale pr	rice							
Median price	\$910,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/69 Marshall St IVANHOE 3079	\$445,000	14/04/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

15/08/2023 14:07









**Property Type:** Apartment (Res) Agent Comments

Indicative Selling Price \$410,000 - \$450,000 Median Unit Price June quarter 2023: \$910,000

# **Comparable Properties**



4/69 Marshall St IVANHOE 3079 (VG)



Price: \$445,000 Method: Sale Date: 14/04/2023 Property Type: Flat/Unit/Apartment (Res) Agent Comments

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 - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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