

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

307/3 KIERNAN AVENUE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2021

to

31 Oct 2022

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

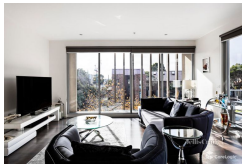
Date of sale

16/1088 HEIDELBERG ROAD IVANHOE VIC 3079	\$710,000	15-Sep-22
5/3 KIERNAN AVENUE IVANHOE VIC 3079	\$670,000	16-Jun-22
3/1088 HEIDELBERG ROAD IVANHOE VIC 3079	\$751,000	06-Sep-22

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: 23 November 2022



**16/1088 HEIDELBERG ROAD
IVANHOE VIC 3079**

2 1 1

Sold Price

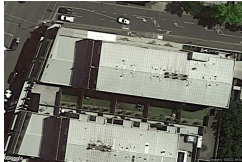
\$710,000

Sold Date

15-Sep-22

Distance

0.39km



**5/3 KIERNAN AVENUE IVANHOE
VIC 3079**

2 - -

Sold Price

\$670,000

Sold Date

16-Jun-22

Distance

0.01km



**3/1088 HEIDELBERG ROAD
IVANHOE VIC 3079**

2 1 1

Sold Price

\$751,000

Sold Date

06-Sep-22

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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