

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

307/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$692,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2020 to 31/12/2020 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	205/204-206 Lower Heidelberg Rd IVANHOE EAST 3079	\$439,000	11/03/2021
2	7/69 Marshall St IVANHOE 3079	\$436,000	16/12/2020
3	G07/264 Waterdale Rd IVANHOE 3079	\$420,000	23/02/2021

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:

08/04/2021 14:19



Property Type:

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

Year ending December 2020: \$692,000

Comparable Properties



**205/204-206 Lower Heidelberg Rd IVANHOE
EAST 3079 (REI)**

Agent Comments



Price: \$439,000

Method: Private Sale

Date: 11/03/2021

Property Type: Apartment

7/69 Marshall St IVANHOE 3079 (VG)

Agent Comments



Price: \$436,000

Method: Sale

Date: 16/12/2020

Property Type: Flat/Unit/Apartment (Res)



G07/264 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 23/02/2021

Property Type: Apartment