

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

4/383 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,160,000

&

\$1,260,000

Median sale price

Median price \$1,815,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2021

to 31/03/2021

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	4a Vivian St IVANHOE 3079	\$1,179,000	13/04/2021
2	5 Liberty Pde IVANHOE 3079	\$1,170,000	30/10/2020
3			

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:

30/04/2021 09:20



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,160,000 - \$1,260,000

Median House Price

March quarter 2021: \$1,815,000

Comparable Properties



4a Vivian St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,179,000

Method: Private Sale

Date: 13/04/2021

Property Type: Townhouse (Single)



5 Liberty Pde IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$1,170,000

Method: Sold Before Auction

Date: 30/10/2020

Property Type: House

Land Size: 230 sqm approx

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.