

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

1009/443 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,815,000

Property type

Business

Suburb

Ivanhoe

Period-from

01 Jun 2020

to

31 May 2021

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

2/18 Bamfield Road Heidelberg Heights VIC 3081	\$576,250	22-Mar-21
10/84 Marshall Street Ivanhoe VIC 3079	\$575,000	08-Feb-21
10/101 Lower Heidelberg Road Ivanhoe VIC 3079	\$577,000	22-May-21

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.~~

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2/18 Bamfield Road Heidelberg Heights VIC 3081

2 1 1

Sold Price

\$576,250

Sold Date

22-Mar-21

Distance

1.42km



10/84 Marshall Street Ivanhoe VIC 3079

2 1 1

Sold Price

\$575,000

Sold Date

08-Feb-21

Distance

1.84km

10/101 Lower Heidelberg Road Ivanhoe VIC 3079

2 1 1

Sold Price

^{RS} **\$577,000**

Sold Date

22-May-21

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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