

# 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

4/9 Ashby Grove, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$760,500 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2023 to 30/09/2024 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	12/360 Upper Heidelberg Rd IVANHOE 3079	\$835,000	11/09/2024
2	1/159 Maltravers Rd IVANHOE 3079	\$855,000	06/08/2024
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:

13/01/2025 15:10



 2    1    1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

Year ending September 2024: \$760,500

## Comparable Properties



**12/360 Upper Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$835,000

**Method:** Private Sale

**Date:** 11/09/2024

**Rooms:** 4

**Property Type:** Unit



**1/159 Maltravers Rd IVANHOE 3079 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$855,000

**Method:** Sold Before Auction

**Date:** 06/08/2024

**Property Type:** Unit

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 - Miles** | P: 03 9497 3222 | F: 03 9499 4089



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