

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

1066 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

or range
between

\$490,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,860,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Mar 2021

to

28 Feb 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

310/1031-1033 HEIDELBERG ROAD IVANHOE VIC 3079	\$862,500	08-Nov-21
9 BUCHANAN STREET IVANHOE VIC 3079	\$1,635,000	11-Mar-22
8D JOHN STREET IVANHOE VIC 3079	\$1,735,000	13-Dec-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.~~

This Statement of Information was prepared on: 25 March 2022



310/1031-1033 HEIDELBERG ROAD IVANHOE VIC 3079

3 2 2

Sold Price

^{RS} **\$862,500** ^{UN}

Sold Date

08-Nov-21

Distance

0.14km



9 BUCHANAN STREET IVANHOE VIC 3079

3 1 1

Sold Price

^{RS} **\$1,635,000** ^{UN}

Sold Date

11-Mar-22

Distance

0.17km



8D JOHN STREET IVANHOE VIC 3079

4 2 2

Sold Price

^{RS} **\$1,735,000** ^{UN}

Sold Date

13-Dec-21

Distance

0.63km



107 WATERDALE ROAD IVANHOE VIC 3079

3 2 2

Sold Price

\$1,490,000

Sold Date

15-Nov-21

Distance

0.48km



28 LATHAM STREET IVANHOE VIC 3079

3 2 2

Sold Price

^{RS} **\$1,265,000** ^{UN}

Sold Date

18-Feb-22

Distance

0.36km



14/1007 HEIDELBERG ROAD IVANHOE VIC 3079

2 2 1

Sold Price

\$849,000

Sold Date

29-Oct-21

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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