

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

182 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Ivanhoe

Period - From 01/01/2023 to 31/03/2023 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	32 Wewak Pde HEIDELBERG WEST 3081	\$730,000	29/04/2023
2	84 Lloyd St HEIDELBERG HEIGHTS 3081	\$730,000	01/03/2023
3	24 Timor Pde HEIDELBERG WEST 3081	\$715,000	01/04/2023

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:

17/05/2023 14:23

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Property Type: House
(Residential)
Land Size: 585m2 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
March quarter 2023: \$1,750,000

Comparable Properties



32 Wewak Pde HEIDELBERG WEST 3081 (REI) [Agent Comments](#)

 2  1  1

Price: \$730,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)

84 Lloyd St HEIDELBERG HEIGHTS 3081 (REI/VG) [Agent Comments](#)

 2  1  -

Price: \$730,000
Method: Sold Before Auction
Date: 01/03/2023
Property Type: House (Res)
Land Size: 585 sqm approx

24 Timor Pde HEIDELBERG WEST 3081 (REI) [Agent Comments](#)

 2  1  2

Price: \$715,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 598 sqm approx