

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

106/1031-1033 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Mar 2023

to

29 Feb 2024

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

101/101 PARKVIEW ROAD ALPHINGTON VIC 3078	\$528,000	18-Oct-23
8/41 FULHAM ROAD ALPHINGTON VIC 3078	\$636,200	19-Feb-24
4/6 LINTON STREET IVANHOE VIC 3079	\$617,000	25-Nov-23

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: 08 March 2024



**101/101 PARKVIEW ROAD
ALPHINGTON VIC 3078**

 2
  1
  1

Sold Price **\$528,000** Sold Date **18-Oct-23**

Distance **1.09km**



**8/41 FULHAM ROAD ALPHINGTON
VIC 3078**

 2
  1
  1

Sold Price ^{RS} **\$636,200** Sold Date **19-Feb-24**

Distance **1.15km**



**4/6 LINTON STREET IVANHOE VIC
3079**

 2
  1
  1

Sold Price **\$617,000** Sold Date **25-Nov-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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