

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

804/443 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

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Apr 2023

to

31 Mar 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

705/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$550,000	27-Oct-23
312/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$570,000	20-Oct-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.

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Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



**705/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 1 2

Sold Price **\$550,000** Sold Date **27-Oct-23**

Distance **0.02km**



**312/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 2 -

Sold Price **\$570,000** Sold Date **20-Oct-23**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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