

# 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

105/979 Heidelberg Road, 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 \$680,000

&

\$730,000

### Median sale price

Median price \$695,000

Property Type Unit

Suburb Ivanhoe

Period - From 06/04/2020

to

05/04/2021

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 | 8/1031 Heidelberg Rd IVANHOE 3079 | \$718,000 | 11/02/2021   |
| 2 |                                   |           |              |
| 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:

06/04/2021 17:52

 2  2  1

**Property Type:** Apartment (Res)

Agent Comments

**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

06/04/2020 - 05/04/2021: \$695,000

## Comparable Properties



**8/1031 Heidelberg Rd IVANHOE 3079 (REI)**

Agent Comments

 2  2  1

**Price:** \$718,000

**Method:** Private Sale

**Date:** 11/02/2021

**Property Type:** Apartment

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.