

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 g14/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$678,030 Property Type Unit Suburb Ivanhoe

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	G13/1 Westley Av IVANHOE 3079	\$473,000	23/01/2025
2	314/1 Westley Av IVANHOE 3079	\$470,000	18/12/2024
3	305/1 Westley Av IVANHOE 3079	\$460,000	30/10/2024

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: 06/02/2025 14:25



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$480,000
Median Unit Price
06/02/2024 - 05/02/2025: \$678,030

Comparable Properties



G13/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$473,000
Method: Private Sale
Date: 23/01/2025
Property Type: Apartment



314/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment



305/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment