

# 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

3/91 Lower 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)

Single price

\$355,000

### Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/01/2022

to

31/12/2022

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 | 16/289 Upper Heidelberg Rd IVANHOE 3079 | \$400,000 | 23/10/2022   |
| 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:

27/01/2023 09:47



1 1 0

**Property Type:** Apartment

**Land Size:** 56 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$355,000

**Median Unit Price**

Year ending December 2022: \$775,000

## Comparable Properties



**16/289 Upper Heidelberg Rd IVANHOE 3079  
(REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 23/10/2022

**Rooms:** 2

**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.