

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

G13/206 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between

\$445,000

&

\$485,000

Median sale price

Median price

\$778,000

Property Type

Unit

Suburb

Ivanhoe East

Period - From

01/10/2020

to

30/09/2021

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	314/1 Westley Av IVANHOE 3079	\$460,000	04/11/2021
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:

10/01/2022 09:47



Property Type:

Agent Comments

Indicative Selling Price

\$445,000 - \$485,000

Median Unit Price

Year ending September 2021: \$778,000

Comparable Properties



314/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 04/11/2021

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.