## 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

204/979 Heidelberg Road, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$690,000			
Median sale pr	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9/3 Rotherwood Rd IVANHOE EAST 3079	\$655,000	11/12/2024
2	309/626 Heidelberg Rd ALPHINGTON 3078	\$671,500	26/11/2024
3	9/110 Maltravers Rd EAGLEMONT 3084	\$680,000	12/11/2024

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 10:19









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$650,000 - \$690,000 **Median Unit Price** December quarter 2024: \$760,000

# **Comparable Properties**



2 1 1 Price: \$655,000

9/3 Rotherwood Rd IVANHOE EAST 3079 (REI)

Method: Private Sale Date: 11/12/2024 Property Type: Apartment

309/626 Heidelberg Rd ALPHINGTON 3078 (REI)

2 2 1 Agent Comments

Agent Comments

Agent Comments

Price: \$671,500

Method: Private Sale Date: 26/11/2024 Property Type: Apartment

9/110 Maltravers Rd EAGLEMONT 3084 (REI/VG)

2

Price: \$680,000 Method: Private Sale Date: 12/11/2024 Rooms: 3 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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