

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

619/443 Upper Heidelberg Road Ivanhoe VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

710/443 Upper Heidelberg Road Ivanhoe VIC 3079	\$430,000	07-Jun-21
7/30 Myrtle Street Ivanhoe VIC 3079	\$430,000	10-Jun-21

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 6 months.

This Statement of Information was prepared on: 23 November 2021

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**710/443 Upper Heidelberg Road
Ivanhoe VIC 3079**

 1  1  1

Sold Price

\$430,000

Sold Date

07-Jun-21

Distance

-



**7/30 Myrtle Street Ivanhoe VIC
3079**

 1  1  2

Sold Price

Sold Date

10-Jun-21

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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