

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

G09/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/04/2019

to

30/06/2019

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	6/1 Westley Av IVANHOE 3079	\$455,500	29/04/2019
2	1/443 Upper Heidelberg Rd IVANHOE 3079	\$455,000	11/06/2019
3	1/443 Upper Heidelberg Rd IVANHOE 3079	\$450,000	11/06/2019

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:

16/10/2019 10:49



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$449,000

Median Unit Price

June quarter 2019: \$810,000

Comparable Properties

6/1 Westley Av IVANHOE 3079 (VG)

Agent Comments

1 - -

Price: \$455,500

Method: Sale

Date: 29/04/2019

Property Type: Strata Unit/Flat

1/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

1 - -

Price: \$455,000

Method: Sale

Date: 11/06/2019

Property Type: Strata Unit/Flat

1/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

1 - -

Price: \$450,000

Method: Sale

Date: 11/06/2019

Property Type: Strata Unit/Flat