

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

48 Burke Road North Ivanhoe East 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

\$1,300,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,840,000

*House

X

*Unit

Suburb

Ivanhoe East

Period-from

01 Sep 2018

to

31 Aug 2019

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

205 Lower Heidelberg Road Ivanhoe East VIC 3079	\$1,360,000	15-Jun-19
23 Hilltop Crescent Ivanhoe East VIC 3079	\$1,400,000	29-Jun-19

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: 10 September 2019

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**205 Lower Heidelberg Road
Ivanhoe East VIC 3079**

3 1 1

Sold Price **\$1,360,000** Sold Date **15-Jun-19**

Distance **0.83km**



**23 Hilltop Crescent Ivanhoe East
VIC 3079**

4 2 2

Sold Price **\$1,400,000** Sold Date **29-Jun-19**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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