Statement of Information

Single residential property located in the Melbourne metropolitan area

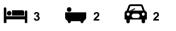
Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale							-	
Address Including suburb and postcode			1305/443 Upper Heidelberg Road, Ivanhoe Vic 3079								
Indicat	ive selli	ing pric	e								
For the r	meaning	of this p	orice see	con	sumer.vic.gov.a	u/underquo	oting				
Range	nge between \$960,000 & \$1,000,000										
Median	sale p	rice									
Media	an price	\$730,00	00	Pr	operty Type Un	it		Suburk	Ivanhoe		
Period	- From	01/04/2	024	to	31/03/2025	S	ource	REIV			
Compa	rable p	roperty	sales	(*De	elete A or B be	low as ap	plica	ble)			
A*	months	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											
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:								16/04/2025 10:03		



RT Edgar





Property Type: Apartment Agent Comments

Indicative Selling Price \$960,000 - \$1,000,000 Median Unit Price Year ending March 2025: \$730,000

Comparable Properties

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



