Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 301/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|-------|--------|---------|
| Range betweer | \$435,000 | | & | | \$455,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$790,000 | Pro | operty Type | Unit | | | Suburb | Ivanhoe |
| Period - From | 01/07/2022 | to | 30/09/2022 | | So | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|---------------------------------|-----------|--------------|
| 1 | 513/1 Westley Av IVANHOE 3079 | \$455,000 | 01/09/2022 |
| 2 | 107/69 Marshall St IVANHOE 3079 | \$442,000 | 22/09/2022 |
| 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:

14/11/2022 09:23









Property Type: Apartment (Res) Agent Comments Indicative Selling Price \$435,000 - \$455,000 Median Unit Price September quarter 2022: \$790,000

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

propertydata



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