

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

310/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$650,000

&

\$670,000

Median sale price

Median price

\$803,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/10/2021

to

31/12/2021

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	20/61-63 Maltravers Rd IVANHOE EAST 3079	\$652,000	10/12/2021
2	3/74 Marshall St IVANHOE 3079	\$651,500	29/11/2021
3	18/443 Upper Heidelberg Rd IVANHOE 3079	\$645,000	30/11/2021

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:

25/02/2022 11:04



			Single Garage & Storage cage
2	2		

Rooms: 5
Property Type: Apartment
Land Size: Strata sqm approx
Agent Comments

Indicative Selling Price
 \$650,000 - \$670,000
Median Unit Price
 December quarter 2021: \$803,000

Comparable Properties



20/61-63 Maltravers Rd IVANHOE EAST 3079 (REI) **Agent Comments**

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Price: \$652,000
Method: Private Sale
Date: 10/12/2021
Property Type: Apartment



3/74 Marshall St IVANHOE 3079 (REI/VG) **Agent Comments**

	2		1		1
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Price: \$651,500
Method: Private Sale
Date: 29/11/2021
Property Type: Apartment

18/443 Upper Heidelberg Rd IVANHOE 3079 (VG) **Agent Comments**

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Price: \$645,000
Method: Sale
Date: 30/11/2021
Property Type: Subdivided Unit/Villa/Townhouse
 - Single OYO Unit