Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	310/1 Westley Avenue, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$80	03,000 Pr	operty Type	Jnit	Su	uburb	Ivanhoe
Period - From 01/	10/2021 to	31/12/2021	Sc	ource RE	EIV	

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

Add	dress 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 comparableproperties 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 Garag e & Storag 2 e cage

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)

-2

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

Property Type: Apartment

Agent Comments



3/74 Marshall St IVANHOE 3079 (REI/VG)

Price: \$651,500 Method: Private Sale Date: 29/11/2021



Property Type: Apartment



Agent Comments

Agent Comments

18/443 Upper Heidelberg Rd IVANHOE 3079

(VG)

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Price: \$645,000 Method: Sale Date: 30/11/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Barry Plant | P: (03) 9431 1243





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