

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1012 HEIDELBERG ROAD, IVANHOE, VIC

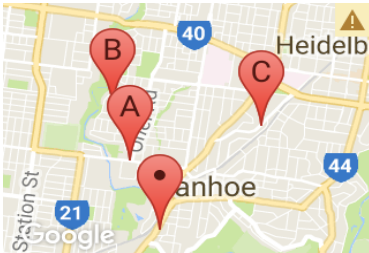
 3  2  4

Indicative Selling Price

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

Price Range: **\$1,160,000 to \$1,250,000**

MEDIAN SALE PRICE



IVANHOE, VIC, 3079

Suburb Median Sale Price (House)

\$1,451,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



77 LIVINGSTONE ST, IVANHOE, VIC 3079

 3  1  1

Sale Price

***\$1,139,999**

Sale Date: 16/04/2018

Distance from Property: 1.1km



14 MALTA ST, IVANHOE, VIC 3079

 2  1  1

Sale Price

****\$1,160,000**

Sale Date: 22/11/2017

Distance from Property: 1.9km



78 STUDLEY RD, EAGLEMONT, VIC 3084

 3  2  1

Sale Price

***\$1,290,000**

Sale Date: 17/03/2018

Distance from Property: 2km



This report has been compiled on 14/05/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1012 HEIDELBERG ROAD, IVANHOE, VIC 3079

Indicative selling price

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

Price Range:

\$1,160,000 to \$1,250,000

Median sale price

Median price

\$1,451,000

House

X

Unit


Suburb

IVANHOE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
77 LIVINGSTONE ST, IVANHOE, VIC 3079	*\$1,139,999	16/04/2018
14 MALTA ST, IVANHOE, VIC 3079	**\$1,160,000	22/11/2017
78 STUDLEY RD, EAGLEMONT, VIC 3084	*\$1,290,000	17/03/2018