

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

109/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$649,000

Median sale price

Median price \$694,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/01/2020

to 31/03/2020

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	3/1031 Heidelberg Rd IVANHOE 3079	\$663,300	27/01/2020
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:

10/06/2020 11:41



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$649,000

Median Unit Price

March quarter 2020: \$694,500

Comparable Properties

3/1031 Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

 2  -  -

Price: \$663,300

Method: Sale

Date: 27/01/2020

Property Type: Strata Unit/Flat

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.