

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

403/1 WESTLEY AVENUE IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

9/1 WESTLEY AVENUE IVANHOE VIC 3079	\$642,500	13-Mar-22
10/1 WESTLEY AVENUE IVANHOE VIC 3079	\$655,000	10-Mar-22
3/1 WESTLEY AVENUE IVANHOE VIC 3079	\$503,000	31-Mar-22

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 6 months.~~

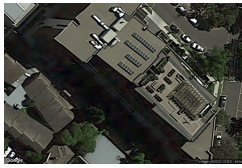
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**9/1 WESTLEY AVENUE IVANHOE
VIC 3079**

Sold Price

\$642,500

Sold Date

13-Mar-22

2

2

-

Distance

0km



**10/1 WESTLEY AVENUE IVANHOE
VIC 3079**

Sold Price

\$655,000

Sold Date

10-Mar-22

2

2

1

Distance

-



**3/1 WESTLEY AVENUE IVANHOE
VIC 3079**

Sold Price

\$503,000

Sold Date

31-Mar-22

1

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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