

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

G08/264 WATERDALE ROAD 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/69 MARSHALL STREET IVANHOE VIC 3079	\$412,500	20-Jan-24
1114/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$397,000	23-Aug-23
2/4 SALISBURY AVENUE IVANHOE VIC 3079	\$412,000	07-Oct-23

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.

This Statement of Information was prepared on: 05 February 2024



1/69 MARSHALL STREET IVANHOE VIC 3079

Sold Price

^{RS}

\$412,500

Sold Date

20-Jan-24

 1  1  1

Distance

1.61km



1114/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

Sold Price

\$397,000

Sold Date

23-Aug-23

 1  1  1

Distance

1.01km



2/4 SALISBURY AVENUE IVANHOE VIC 3079

Sold Price

\$412,000

Sold Date

07-Oct-23

 1  1  1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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