

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

213 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,630,000

&

\$1,780,000

Median sale price

Median price \$1,667,500

Property Type House

Suburb Ivanhoe

Period - From 01/10/2020

to

30/09/2021

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	2 Surrey Ct IVANHOE 3079	\$1,738,000	03/07/2021
2	950 Heidelberg Rd IVANHOE 3079	\$1,640,000	10/09/2021
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:

07/12/2021 09:29



3 1 2

Property Type: House
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price
\$1,630,000 - \$1,780,000
Median House Price
Year ending September 2021: \$1,667,500

Comparable Properties



2 Surrey Ct IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$1,738,000
Method: Auction Sale
Date: 03/07/2021
Rooms: 4
Property Type: House (Res)
Land Size: 561 sqm approx



950 Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments

3 2 -

Price: \$1,640,000
Method: Private Sale
Date: 10/09/2021
Property Type: House
Land Size: 537 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996