

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 28 Lower Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Ivanhoe

Period - From 01/01/2023 to 31/12/2023 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	196 The Boulevard IVANHOE EAST 3079	\$3,900,000	02/09/2023
2	88 The Eyrie EAGLEMONT 3084	\$3,750,000	22/01/2024
3	14 Della Torre Cr IVANHOE 3079	\$3,621,000	18/11/2023

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: 12/02/2024 12:35

28 Lower Heidelberg Road, Ivanhoe Vic 3079

Tey Ashjaee
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 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 1273 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,850,000
Median House Price
Year ending December 2023: \$1,725,000

Comparable Properties



196 The Boulevard IVANHOE EAST 3079 (REI/VG)

Agent Comments

 4  4  2

Price: \$3,900,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 781 sqm approx



88 The Eyrie EAGLEMONT 3084 (REI)

Agent Comments

 4  3  2

Price: \$3,750,000
Method: Private Sale
Date: 22/01/2024
Rooms: 8
Property Type: House (Res)
Land Size: 691 sqm approx



14 Della Torre Cr IVANHOE 3079 (REI)

Agent Comments

 4  3  2

Price: \$3,621,000
Method: Auction Sale
Date: 18/11/2023
Rooms: 7
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Belle Property Doncaster East | P: 0391258568



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