

# 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

3/38 Linden Avenue, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$619,000

### Median sale price

Median price

\$788,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/10/2021

to

30/09/2022

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	4/5 Porter Rd HEIDELBERG HEIGHTS 3081	\$650,000	24/06/2022
2	403/1 Westley Av IVANHOE 3079	\$615,000	04/11/2022
3	1/18 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$606,000	30/08/2022

**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:

07/11/2022 11:50



2 1 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$619,000

**Median Unit Price**

Year ending September 2022: \$788,000

## Comparable Properties



**4/5 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 24/06/2022

**Property Type:** Unit



**403/1 Westley Av IVANHOE 3079 (REI)**

**Agent Comments**

2 2 1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 04/11/2022

**Property Type:** Apartment



**1/18 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$606,000

**Method:** Private Sale

**Date:** 30/08/2022

**Property Type:** Townhouse (Single)

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