Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/38 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$619,000

Median sale price

Median price	\$788,000	Pro	perty Type Unit	t		Suburb	Ivanhoe
Period - From	01/10/2021	to	30/09/2022	So	urce	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.

Add	dress 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









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)



Price: \$650,000 Method: Private Sale Date: 24/06/2022 Property Type: Unit

403/1 Westley Av IVANHOE 3079 (REI)

Agent Comments

Agent Comments



Price: \$615,000 Method: Private Sale Date: 04/11/2022 Property Type: Apartment



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



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





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