

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

201/1031 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$535,000 & \$575,000

Median sale price

Median price \$755,000 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2020 to 30/06/2020 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	206/69 Marshall St IVANHOE 3079	\$560,000	27/03/2020
2	6/125 Locksley Rd IVANHOE 3079	\$558,000	14/03/2020
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:

28/07/2020 09:54



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$535,000 - \$575,000

Median Unit Price

June quarter 2020: \$755,000

Comparable Properties



206/69 Marshall St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 27/03/2020

Property Type: Apartment



6/125 Locksley Rd IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$558,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment

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.