

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

14/3 Kenilworth Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$670,000

&

\$730,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/04/2021

to

31/03/2022

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	6/105 Upper Heidelberg Rd IVANHOE 3079	\$710,000	28/03/2022
2	305/3 Kiernan Av IVANHOE 3079	\$670,000	16/06/2022
3	3/1 Westley Av IVANHOE 3079	\$655,000	01/05/2022

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:

05/07/2022 16:13



2 1 2

Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

Year ending March 2022: \$820,000

Comparable Properties

6/105 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

2 - -

Price: \$710,000

Method: Sale

Date: 28/03/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



305/3 Kiernan Av IVANHOE 3079 (REI)

Agent Comments

2 2 1

Price: \$670,000

Method: Private Sale

Date: 16/06/2022

Property Type: Apartment

3/1 Westley Av IVANHOE 3079 (VG)

Agent Comments

2 - -

Price: \$655,000

Method: Sale

Date: 01/05/2022

Property Type: Flat/Unit/Apartment (Res)

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