

## 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

12/289 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$817,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

1/5 NOEL STREET IVANHOE VIC 3079	\$416,000	26-Feb-24
8/86 MARSHALL STREET IVANHOE VIC 3079	\$390,000	19-Apr-24
10/14 MERTON STREET IVANHOE VIC 3079	\$460,000	30-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 07 May 2024

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**1/5 NOEL STREET IVANHOE VIC 3079**

Sold Price

**\$416,000**Sold Date **26-Feb-24**

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Distance **0.35km****8/86 MARSHALL STREET IVANHOE VIC 3079**

Sold Price

<sup>RS</sup> **\$390,000** Sold Date **19-Apr-24**

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Distance **0.65km****10/14 MERTON STREET IVANHOE VIC 3079**

Sold Price

**\$460,000**Sold Date **30-Dec-23**

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Distance **1.26km****RS** = Recent sale**UN** = Undisclosed Sale

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