

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 Otterington Grove Ivanhoe East VIC 3079

Indicative selling price

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

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,910,000

Property type

Other

Suburb

Ivanhoe East

Period-from

01 May 2020

to

30 Apr 2021

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

107 Lower Heidelberg Road Ivanhoe VIC 3079	\$1,620,000	06-Feb-21
9 Rosedale Grove Ivanhoe VIC 3079	\$1,610,000	20-Feb-21

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: 04 May 2021



**107 Lower Heidelberg Road
Ivanhoe VIC 3079**

 3  1  2

Sold Price **\$1,620,000** Sold Date **06-Feb-21**

Distance **1.1km**



**9 Rosedale Grove Ivanhoe VIC
3079**

 4  2  3

Sold Price ^{RS} **\$1,610,000** Sold Date **20-Feb-21**

Distance **2.26km**

RS = Recent sale

UN = Undisclosed Sale

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