

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

504/443 Upper Heidelberg Road Ivanhoe 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

\$328,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Oct 2020

to

30 Sep 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

305/443 Upper Heidelberg Road Ivanhoe VIC 3079	\$340,000	22-Apr-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: 25 October 2021



**305/443 Upper Heidelberg Road
Ivanhoe VIC 3079**

Sold Price **\$340,000** Sold Date **22-Apr-21**

 1  1  -

Distance -

RS = Recent sale UN = Undisclosed Sale

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