

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	319 Upper Heidelberg Road, Ivanhoe Vic 3079
---	---

Indicative selling price

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

Single price	\$1,749,000
--------------	-------------

Median sale price

Median price	\$1,735,000	House	X	Unit		Suburb	Ivanhoe
Period - From	01/07/2017	to	30/09/2017	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	209 Waterdale Rd IVANHOE 3079	\$1,735,000	16/09/2017
2	10 Lower Heidelberg Rd IVANHOE 3079	\$1,690,000	07/09/2017
3	134 Ivanhoe Pde IVANHOE 3079	\$1,680,000	01/07/2017

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.

Stewart Oldmeadow

03 9490 0537

0412 119 277

soldmeadow@milesre.com.au

Indicative Selling Price

\$1,749,000

Median House Price

September quarter 2017: \$1,735,000



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



209 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,735,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 618 sqm approx



10 Lower Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

 4  1  2

Price: \$1,690,000

Method: Private Sale

Date: 07/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 867 sqm approx



134 Ivanhoe Pde IVANHOE 3079 (REI)

Agent Comments

 4  2  2

Price: \$1,680,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 638 sqm approx