

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 209 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,902,500 House X Unit Suburb Ivanhoe East

Period - From 01/01/2017 to 31/12/2017 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		
2		
3		

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.

209 Lower Heidelberg Road, Ivanhoe East Vic 3079

Miles
EST 1924

Stewart Oldmeadow

03 9490 0537

0412 119 277

soldmeadow@milesre.com.au

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

Year ending December 2017: \$1,902,500



 3  1.5 

Rooms:

Property Type: Duplex

Land Size: 456 sqm approx

Agent Comments

Comparable Properties

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.