

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

314/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$662,500 Property Type Unit Suburb Ivanhoe

Period - From 22/11/2023 to 21/11/2024 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	305/1 Westley Av IVANHOE 3079	\$460,000	30/10/2024
2	103/1 Westley Av IVANHOE 3079	\$470,000	24/07/2024
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.

This Statement of Information was prepared on: 22/11/2024 11:40



Property Type: Apartment

Agent Comments

Comparable Properties



305/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 30/10/2024

Property Type: Apartment



103/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 24/07/2024

Property Type: Apartment

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.