

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

204 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$802,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/01/2021

to 31/12/2021

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.

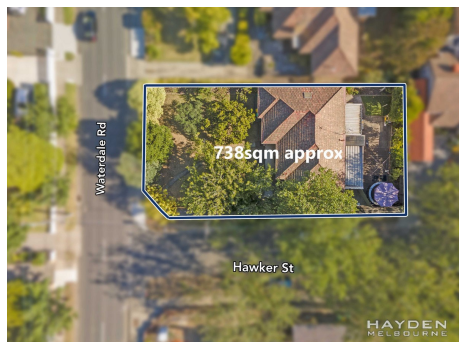
	Address of comparable property	Price	Date of sale
1	213 Waterdale Rd IVANHOE 3079	\$1,760,000	11/12/2021
2	140 Banksia St IVANHOE 3079	\$1,591,000	22/11/2021
3	107 Waterdale Rd IVANHOE 3079	\$1,490,000	15/11/2021

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:

07/04/2022 09:17



Property Type:
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median Unit Price
Year ending December 2021: \$802,500

Comparable Properties



213 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,760,000
Method: Sold Before Auction
Date: 11/12/2021
Property Type: House (Res)
Land Size: 614 sqm approx



140 Banksia St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,591,000
Method: Sold Before Auction
Date: 22/11/2021
Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx



107 Waterdale Rd IVANHOE 3079 (VG)

Agent Comments



Price: \$1,490,000
Method: Sale
Date: 15/11/2021
Property Type: Flat/Unit/Apartment (Res)