

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

101/264 WATERDALE 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

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Mar 2023

to

29 Feb 2024

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

202/264 WATERDALE ROAD IVANHOE VIC 3079	\$515,000	28-Feb-24
312/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$570,000	20-Oct-23
705/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$550,000	27-Oct-23

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: 04 March 2024



202/264 WATERDALE ROAD IVANHOE VIC 3079

2 2 2

Sold Price

^{RS}

\$515,000

Sold Date

28-Feb-24

Distance

0km



312/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

2 2 -

Sold Price

\$570,000

Sold Date

20-Oct-23

Distance

1.01km



705/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

2 1 2

Sold Price

\$550,000

Sold Date

27-Oct-23

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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