

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 G06/1023-1027 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$682,500 Property Type Unit Suburb Ivanhoe

Period - From 31/01/2024 to 30/01/2025 Source Property Data

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	4/16 Waverley Av IVANHOE 3079	\$641,000	21/11/2024
2	2/61-63 Maltravers Rd IVANHOE EAST 3079	\$690,000	30/10/2024
3	11/1031 Heidelberg Rd IVANHOE 3079	\$689,000	25/10/2024

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: 31/01/2025 13:04

 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

31/01/2024 - 30/01/2025: \$682,500

Comparable Properties


4/16 Waverley Av IVANHOE 3079 (REI)

Agent Comments

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Price: \$641,000

Method: Private Sale

Date: 21/11/2024

Property Type: Apartment

2/61-63 Maltravers Rd IVANHOE EAST 3079 (REI)

Agent Comments

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Price: \$690,000

Method: Sold Before Auction

Date: 30/10/2024

Rooms: 3

Property Type: Apartment

11/1031 Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

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Price: \$689,000

Method: Sale

Date: 25/10/2024

Property Type: Flat/Unit/Apartment (Res)