

# 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

318/1 Westley Avenue, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$439,000

&

\$459,000

### Median sale price

Median price \$737,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/10/2019

to 31/12/2019

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 | 16/1 Westley Av IVANHOE 3079   | \$450,000 | 27/11/2019   |
| 2 | 1/1 Westley Av IVANHOE 3079    | \$440,000 | 30/01/2020   |
| 3 | 101/1 Westley Av IVANHOE 3079  | \$440,000 | 29/01/2020   |

**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:

02/04/2020 14:04



Property Type:

Agent Comments

Indicative Selling Price

\$439,000 - \$459,000

Median Unit Price

December quarter 2019: \$737,500

## Comparable Properties

16/1 Westley Av IVANHOE 3079 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 27/11/2019

Property Type: Strata Unit/Flat

1/1 Westley Av IVANHOE 3079 (VG)

Agent Comments



Price: \$440,000

Method: Sale

Date: 30/01/2020

Property Type: Strata Unit/Flat



101/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 29/01/2020

Property Type: Apartment