

# 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 1113/443 Upper Heidelberg Road, Ivanhoe Vic 3079

### Indicative selling price

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

Single Price \$400,000

### Median sale price

Median price \$800,000

Property type Unit

Suburb Ivanhoe

Period -  
From 01 April 2021

to

31 March 2022

Source Price Finder

### Comparable property sales

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.

4/443 UPPER HEIDELBERG RD, IVANHOE, VIC 3079	\$395,000	04/03/2022
443 UPPER HEIDELBERG RD, IVANHOE, VIC 3079	\$395,000	03/03/2022
19/443 UPPER HEIDELBERG RD, IVANHOE, VIC 3079	\$400,000	05/01/2022

This Statement of Information was prepared on: 20/06/2022