

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

1102/443 UPPER HEIDELBERG 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jan 2024

to

31 Dec 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

1103/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$410,000	12-Oct-24
209A/56-58 MYRTLE STREET IVANHOE VIC 3079	\$400,000	02-Aug-24

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: 30 January 2025



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1103/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

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Sold Price **\$410,000** Sold Date **12-Oct-24**

Distance **0km**



209A/56-58 MYRTLE STREET IVANHOE VIC 3079

1 1 1

Sold Price ^{RS} **\$400,000** Sold Date **02-Aug-24**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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