

# 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

106/443 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)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Ivanhoe

Period - From

04/05/2020

to

03/05/2021

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	6/82 Mount St HEIDELBERG 3084	\$535,000	14/04/2021
2			
3			

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:

04/05/2021 17:12



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

04/05/2020 - 03/05/2021: \$697,500

## Comparable Properties



**6/82 Mount St HEIDELBERG 3084 (REI)**

Agent Comments

2 2 1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 14/04/2021

**Property Type:** Apartment

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.