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	15 IRONBARK CRESCENT 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~~		or range between	$699,000	&	$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	Unit	Suburb	Ivanhoe
Period-from	01 Jul 2023	to	30 Jun 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
25 DERNA STREET HEIDELBERG WEST VIC 3081	$769,000	14-May-24
1/455 WATERDALE ROAD HEIDELBERG WEST VIC 3081	$735,000	10-May-24
16 HEFFERNAN WALK HEIDELBERG HEIGHTS VIC 3081	$750,000	03-Apr-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.~~

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25 DERNA STREET HEIDELBERG WEST VIC 3081

3 2 1

Sold Price RS **$769,000** Sold Date **14-May-24**

Distance **1.21km**

1/455 WATERDALE ROAD HEIDELBERG WEST VIC 3081

3 2 1

Sold Price RS **$735,000** UN Sold Date **10-May-24**

Distance **1.62km**

16 HEFFERNAN WALK HEIDELBERG HEIGHTS VIC 3081

3 2 2

Sold Price **$750,000** Sold Date **03-Apr-24**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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