

## 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

212/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$385,000

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
9/49 HAWDON STREET HEIDELBERG VIC 3084	\$385,000	03-Dec-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: 14 January 2025



Shawn White  
P 0388095584  
M 0425335034  
E Shawn.White@Little.com.au



**1103/443 UPPER HEIDELBERG  
ROAD IVANHOE VIC 3079**

1 1 -

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

Distance **0km**



**209A/56-58 MYRTLE STREET  
IVANHOE VIC 3079**

1 1 1

Sold Price <sup>RS</sup> **\$400,000** Sold Date **02-Aug-24**

Distance **0.22km**



**9/49 HAWDON STREET  
HEIDELBERG VIC 3084**

1 1 1

Sold Price <sup>RS</sup> **\$385,000** Sold Date **03-Dec-24**

Distance **0.83km**

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

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