

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

308/443 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

\$575,000

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

515/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$607,000	16-Aug-24
208/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$610,000	22-Nov-24

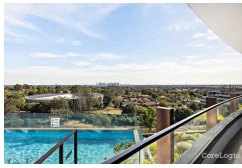
OR

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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**515/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 2 2

Sold Price **\$607,000** Sold Date **16-Aug-24**

Distance **0km**



**208/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 2 2

Sold Price **\$610,000** Sold Date **22-Nov-24**

Distance **0.02km**

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

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