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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

404/443 Upper Heidelberg Road Ivanhoe VIC 3079

1 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$480,000

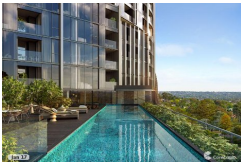

## Median Sale Price

\$544,999 Units in Ivanhoe between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>12/443 Upper Heidelberg Road Ivanhoe VIC 3079</b> 1  1  1	Sold Price	<b>\$419,500</b>	Sold Date	<b>11-Feb-19</b>
				Distance	<b>0.05km</b>
	<b>2/443 Upper Heidelberg Road Ivanhoe VIC 3079</b> 1  1  -	Sold Price	<b>\$437,500</b>	Sold Date	<b>22-Mar-19</b>
				Distance	<b>0.05km</b>
	<b>3/443 Upper Heidelberg Road Ivanhoe VIC 3079</b> 1  1  1	Sold Price	<b>\$400,000</b>	Sold Date	<b>25-Mar-19</b>
				Distance	<b>0.05km</b>

RS = Recent sale

UN = Undisclosed Sale

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