

# 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 528/443 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)

Single price \$435,000

### Median sale price

Median price \$545,000

Property Type Unit

Suburb Ivanhoe

Period - From 17/09/2018

to 16/09/2019

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	1/443 Upper Heidelberg Rd IVANHOE 3079	\$450,000	11/06/2019
2	13/443 Upper Heidelberg Rd IVANHOE 3079	\$425,000	11/06/2019
3	2/443 Upper Heidelberg Rd IVANHOE 3079	\$420,000	11/06/2019

**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:

17/09/2019 12:13



**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$435,000

**Median Unit Price**

17/09/2018 - 16/09/2019: \$545,000

## Comparable Properties

**1/443 Upper Heidelberg Rd IVANHOE 3079 (VG)**

**Agent Comments**



**Price:** \$450,000

**Method:** Sale

**Date:** 11/06/2019

**Property Type:** Strata Unit/Flat

**13/443 Upper Heidelberg Rd IVANHOE 3079 (VG)**

**Agent Comments**



**Price:** \$425,000

**Method:** Sale

**Date:** 11/06/2019

**Property Type:** Strata Unit/Flat

**2/443 Upper Heidelberg Rd IVANHOE 3079 (VG)**

**Agent Comments**



**Price:** \$420,000

**Method:** Sale

**Date:** 11/06/2019

**Property Type:** Strata Unit/Flat