



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

Unit 606, 443 Upper Heidelberg Road, IVANHOE, 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

or range between

\$530,000

&

\$580,000

Median sale price

Median price

\$630,000

Property type

Unit

Suburb

IVANHOE, 3079

Period from

25/11/2018

to

14/03/2019

Source

realestate.com.au

Comparable property sale

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

Apartment 9, Level 3, 443 Upper Heidelberg Road, IVANHOE, 3079 Victoria

\$575,000

26/11/2018

Apartment 1, Level 1, 264 Waterdale Road, IVANHOE, 3079 Victoria

\$520,000

15/03/2019

Apartment 16, Level 1, 264 Waterdale Road, IVANHOE, 3079 Victoria

\$549,999

10/01/2019