

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 299 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$2,195,000

Median sale price

Median price \$1,436,000

Property Type House

Suburb Ivanhoe

Period - From 01/10/2019

to 31/12/2019

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	330 Upper Heidelberg Rd IVANHOE 3079	\$2,350,000	13/02/2020
2	46 St Elmo Rd IVANHOE 3079	\$2,300,000	19/10/2019
3			

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:

25/03/2020 10:40



Property Type:
Agent Comments

Indicative Selling Price
\$2,195,000
Median House Price
December quarter 2019: \$1,436,000

Comparable Properties



330 Upper Heidelberg Rd IVANHOE 3079 (REI) Agent Comments



Price: \$2,350,000
Method: Private Sale
Date: 13/02/2020
Property Type: House
Land Size: 1063 sqm approx

46 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$2,300,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 1234 sqm approx

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.