

## 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  
206/1031 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 \$597,000

#### Median sale price

Median price \$798,780 House Unit X Suburb Ivanhoe

Period - From 01/01/2017 to 31/12/2017 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	202/979 Heidelberg Rd IVANHOE 3079	\$705,000	18/11/2017
2	2/208 Lower Heidelberg Rd IVANHOE EAST 3079	\$585,000	21/02/2018
3	105/3 Kiernan Av IVANHOE 3079	\$555,000	16/11/2017

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.~~



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**202/979 Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$705,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 3

**Property Type:** Apartment



**2/208 Lower Heidelberg Rd IVANHOE EAST 3079 (VG)**

**Agent Comments**



**Price:** \$585,000

**Method:** Sale

**Date:** 21/02/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**105/3 Kiernan Av IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$555,000

**Method:** Private Sale

**Date:** 16/11/2017

**Rooms:** 3

**Property Type:** Apartment