HAUGHTON STOTS

03 9497 1990 0433 775 012

thomas@haus.com.au

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

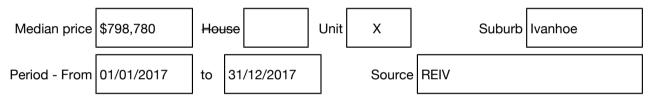
206/1031 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$597,000

Median sale price



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.

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



206/1031 Heidelberg Road, Ivanhoe Vic 3079

HAUGHTON STOTTS

Thomas Wood 03 9497 1990 0433 775 012

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Rooms: Property Type: Agent Comments Indicative Selling Price \$597,000 Median Unit Price

Median Unit Price Year ending December 2017: \$798,780

Comparable Properties



202/979 Heidelberg Rd IVANHOE 3079 (REI)



Price: \$705,000 Method: Auction Sale Date: 18/11/2017 Rooms: 3 Property Type: Apartment

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



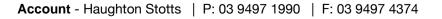
Price: \$585,000 Method: Sale Date: 21/02/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

105/3 Kiernan Av IVANHOE 3079 (REI)



Price: \$555,000 Method: Private Sale Date: 16/11/2017 Rooms: 3 Property Type: Apartment Agent Comments

Agent Comments



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