

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 g06/1031 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$600,000 & \$620,000

Median sale price

Median price \$755,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2019 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	4/1031 Heidelberg Rd IVANHOE 3079	\$605,000	06/09/2019
2	4/18a Ivanhoe Pde IVANHOE 3079	\$600,000	21/11/2019
3	9/198 Lower Heidelberg Rd IVANHOE EAST 3079	\$579,000	31/10/2019

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: 04/02/2020 16:28



Rooms: 4
Property Type: apartment
Land Size: na sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$620,000
Median Unit Price
Year ending December 2019: \$755,000

Comparable Properties

4/1031 Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 06/09/2019
Property Type: Strata Unit/Flat



4/18a Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 21/11/2019
Property Type: Apartment



9/198 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$579,000
Method: Private Sale
Date: 31/10/2019
Property Type: Apartment