

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

528/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$756,250

House

Unit

X

Suburb

Ivanhoe

Period - From 01/07/2018

to

30/09/2018

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	9/443 Upper Heidelberg Rd IVANHOE 3079	\$472,500	29/06/2018
2	16/443 Upper Heidelberg Rd IVANHOE 3079	\$467,000	02/07/2018
3	2/143 Locksley Rd EAGLEMONT 3084	\$432,500	23/06/2018

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: Apartment
Agent Comments

Indicative Selling Price

\$435,000

Median Unit Price

September quarter 2018: \$756,250

Comparable Properties

9/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments



Price: \$472,500

Method: Sale

Date: 29/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

16/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments



Price: \$467,000

Method: Sale

Date: 02/07/2018

Rooms: -

Property Type: Strata Unit/Flat



2/143 Locksley Rd EAGLEMONT 3084 (REI/VG) **Agent Comments**



Price: \$432,500

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: Apartment