

## Statement of Information

Monday, 1 July 2019

### 107/206 Lower Heidelberg Road, Ivanhoe East

3 beds 2 baths 1 carpark



#### Indicative Selling Price

Price: \$600,000 - \$650,000 - all reasonable offers will be considered.

Median Sale Price - \$625,000 for a 2 bedroom unit in suburb Ivanhoe East from 1<sup>st</sup> June 2018 – 1<sup>st</sup> June 2019. This is based on the average from the last 6 sales recorded on realestate.com.au.

#### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last twelve months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<i>Address</i>	<i>Features</i>	<i>Sale Date</i>	<i>Sale Price</i>
1.	8/3 Rotherwood Road	2 bed 2 bath 1 car	13/4/19	\$619,000
2.	104 / 208 Lower Heidelberg Road	2 bed 2 bath 1 car	13/2/19	\$640,000
3.	7/33 Carmichael Street	2 bed 1 bath 1 car	8/12/18	\$606,000

*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.*