

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate								Act 1980
Property offer	ed for s	sale								
Address Including suburb and postcode		301/1 Westley Avenue, Ivanhoe Vic 3079								
Indicative sell	ing pric	е								
For the meaning	of this p	orice see	consu	umer.vic.gov.	au/unde	rquoting				
Single pric	e \$459,	000								
Median sale p	rice									
Median price	\$667,00	00	Hous	se	Unit	Х		Suburb	Ivanhoe	
Period - From	01/01/2	019	to	31/03/2019		Source	REIV			
Comparable p	roperty	sales	(*Dele	ete A or B b	elow a	s applica	ble)			
months		estate a		sold within to or agent's rep						
Address of comparable property								Price	Date	e of sale
1										
2										
3										
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 - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



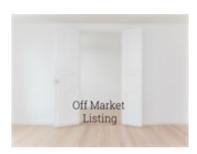


Indicative Selling Price \$459,000 Median Unit Price March quarter 2019: \$667,000

Rooms:

**Property Type:** Apartment Agent Comments

## Comparable Properties



6/27 Locksley Rd IVANHOE 3079 (REI)

Price: \$455,000 Method: Private Sale Date: 05/03/2019

Rooms: -

Property Type: Townhouse (Single)

**Agent Comments** 

2/443 Upper Heidelberg Rd IVANHOE 3079

(VG)

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Price: \$431,000 Method: Sale Date: 19/12/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 3361 sqm approx

**Agent Comments** 

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