

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

301/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$459,000

Median sale price

Median price \$667,000

House

Unit

X

Suburb

Ivanhoe

Period - From 01/01/2019

to

31/03/2019

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		
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.

 1
 plus
 Study
 1
 1

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)

Agent Comments

 1
  1
  -

Price: \$455,000
Method: Private Sale
Date: 05/03/2019
Rooms: -
Property Type: Townhouse (Single)

2/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

 1
  -
  -

Price: \$431,000
Method: Sale
Date: 19/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 3361 sqm approx

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.