

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

14/289 Upper Heidelberg Road Ivanhoe VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,250

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

1/5 Noel Street Ivanhoe VIC 3079	\$391,500	14-Dec-21
12/26 Livingstone Street Ivanhoe VIC 3079	\$409,000	06-Aug-21
311/69 Marshall Street Ivanhoe VIC 3079	\$530,000	11-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 05 March 2022



1/5 Noel Street Ivanhoe VIC 3079

Sold Price

\$391,500

Sold Date

14-Dec-21

 2  1  1

Distance

0.35km



12/26 Livingstone Street Ivanhoe
VIC 3079

Sold Price

\$409,000

Sold Date

06-Aug-21

 1  1  1

Distance

0.7km



311/69 Marshall Street Ivanhoe VIC
3079

Sold Price

\$530,000

Sold Date

11-Nov-21

 1  1  1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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