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	
n sale nrice					

Median sale price

(*Delete house or unit as applicable)

Median Price	\$820,250	Prop	erty 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

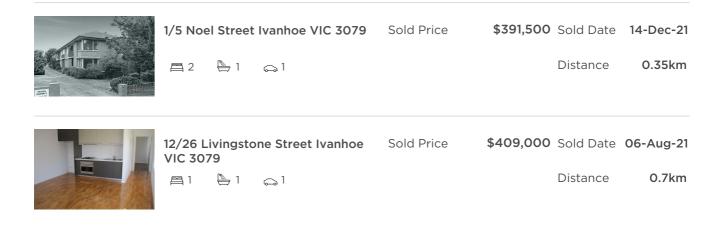
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 March 2022



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311/69 3079	Marshal	Street Ivanhoe VIC	Sold Price	\$530,000	Sold Date	11-Nov-21
昌 1	1	⇔ 1			Distance	0.81km

RS = Recent sale UN = Undisclosed Sale

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