

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

1/1007 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$975,000 Property Type Townhouse Suburb Ivanhoe

Period - From 15/08/2023 to 14/08/2024 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	2/9 Gotha St HEIDELBERG HEIGHTS 3081	\$1,200,000	18/06/2024
2	1/5 Kenilworth Pde IVANHOE 3079	\$1,300,000	18/05/2024
3	5/184 Lower Heidelberg Rd IVANHOE EAST 3079	\$1,250,000	15/05/2024

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.~~

This Statement of Information was prepared on: 15/08/2024 14:38



Property Type:

Agent Comments

Comparable Properties



2/9 Gotha St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,200,000

Method:

Date: 18/06/2024

Property Type: Townhouse (Single)



1/5 Kenilworth Pde IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Res)



5/184 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 15/05/2024

Rooms: 4

Property Type: Townhouse (Res)