

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

10/1007 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$895,500 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2023 to 31/12/2023 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	3/125 Grange Rd FAIRFIELD 3078	\$875,000	31/01/2024
2	2/22 Oriel Rd IVANHOE 3079	\$850,000	13/12/2023
3	2/59 Grange Rd FAIRFIELD 3078	\$800,000	24/02/2024

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:

12/03/2024 13:14



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
December quarter 2023: \$895,500

Comparable Properties



3/125 Grange Rd FAIRFIELD 3078 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 31/01/2024
Property Type: Townhouse (Single)



2/22 Oriel Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 13/12/2023
Property Type: Townhouse (Single)
Land Size: 124 sqm approx



2/59 Grange Rd FAIRFIELD 3078 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 94605066 | F: 03 94605100