

# 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

10/297 Upper Heidelberg Road, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$625,000 & \$675,000

### Median sale price

Median price \$675,000 Property Type Unit Suburb Ivanhoe

Period - From 12/04/2023 to 11/04/2024 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	3/33 Carmichael St IVANHOE EAST 3079	\$675,000	20/12/2023
2	1/18 Carmichael St IVANHOE EAST 3079	\$630,000	28/10/2023
3	8/125 Locksley Rd IVANHOE 3079	\$629,000	23/03/2024

**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:

12/04/2024 16:56



**Rooms:** 5  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**

\$625,000 - \$675,000

**Median Unit Price**

12/04/2023 - 11/04/2024: \$675,000

## Comparable Properties



**3/33 Carmichael St IVANHOE EAST 3079 (REI/VG)**

Agent Comments



**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 20/12/2023  
**Property Type:** Apartment



**1/18 Carmichael St IVANHOE EAST 3079 (REI/VG)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 28/10/2023  
**Rooms:** 3  
**Property Type:** Apartment



**8/125 Locksley Rd IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$629,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Apartment

**Account** - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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