

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

| |
|--|
| 1003/443 Upper Heidelberg Road, Ivanhoe Vic 3079 |
|--|

Indicative selling price

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

Range between

| |
|-----------|
| \$385,000 |
|-----------|

 &

| |
|-----------|
| \$420,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$650,000 |
|-----------|

 Property Type

| |
|------|
| Unit |
|------|

 Suburb

| |
|---------|
| Ivanhoe |
|---------|

Period - From

| |
|------------|
| 01/01/2024 |
|------------|

 to

| |
|------------|
| 31/03/2024 |
|------------|

 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 | 5/87 Mount St HEIDELBERG 3084 | \$425,000 | 05/12/2023 |
| 2 | Hawdon St HEIDELBERG 3084 | \$390,000 | 05/03/2024 |
| 3 | 814/443 Upper Heidelberg Rd IVANHOE 3079 | \$377,000 | 25/01/2024 |

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:

| |
|------------------|
| 30/05/2024 17:12 |
|------------------|



Property Type:
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
March quarter 2024: \$650,000

Comparable Properties

5/87 Mount St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$425,000
Method: Sale
Date: 05/12/2023
Property Type: Strata Flat - Single OYO Flat

Hawdon St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 05/03/2024
Property Type: Strata Unit/Flat

814/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$377,000
Method: Private Sale
Date: 25/01/2024
Property Type: Apartment