

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

1013/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Ivanhoe

Period - From 20/04/2023 to 19/04/2024 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	4/28 Bardia St HEIDELBERG WEST 3081	\$410,000	20/10/2023
2	3/28 Bardia St HEIDELBERG WEST 3081	\$400,000	20/11/2023
3	3/103 Hawdon St HEIDELBERG 3084	\$390,000	05/03/2024

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:

20/04/2024 14:06



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$410,000

Median Unit Price

20/04/2023 - 19/04/2024: \$595,000

Comparable Properties



4/28 Bardia St HEIDELBERG WEST 3081 (REI) Agent Comments



Price: \$410,000

Method: Private Sale

Date: 20/10/2023

Property Type: Apartment



3/28 Bardia St HEIDELBERG WEST 3081 (REI) Agent Comments



Price: \$400,000

Method: Private Sale

Date: 20/11/2023

Property Type: Apartment



3/103 Hawdon St HEIDELBERG 3084 (REI) Agent Comments



Price: \$390,000

Method: Private Sale

Date: 05/03/2024

Rooms: 2

Property Type: Apartment

Account - Love & Co