

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

5/264 WATERDALE ROAD IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$515,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$814,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

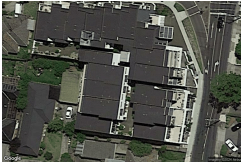
Date of sale

13/264 WATERDALE ROAD IVANHOE VIC 3079	\$595,000	26-Aug-23
201/69 MARSHALL STREET IVANHOE VIC 3079	\$590,000	26-Sep-23
7/1 WIMPORT STREET HEIDELBERG VIC 3084	\$529,000	12-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 16 January 2024



**13/264 WATERDALE ROAD
 IVANHOE VIC 3079**

2 2 1

Sold Price **\$595,000** Sold Date **26-Aug-23**

Distance **0km**



**201/69 MARSHALL STREET
 IVANHOE VIC 3079**

2 2 1

Sold Price **\$590,000** Sold Date **26-Sep-23**

Distance **1.58km**



**7/1 WIMPORT STREET
 HEIDELBERG VIC 3084**

2 2 1

Sold Price **\$529,000** Sold Date **12-Sep-23**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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