## 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

111/264 Waterdale Road, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$495,000		&		\$520,000			
Median sale p	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/264 Waterdale Rd IVANHOE 3079	\$515,000	21/02/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

09/05/2024 11:09







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$495,000 - \$520,000 Median Unit Price Year ending March 2024: \$820,000

Agent Comments

# **Comparable Properties**



2/264 Waterdale Rd IVANHOE 3079 (VG)



Price: \$515,000 Method: Sale Date: 21/02/2024 Property Type: Subdivided Flat - Single OYO Flat

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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