

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

2/4 SALISBURY AVENUE 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Sep 2022

to

31 Aug 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

1/29 ST ELMO ROAD IVANHOE VIC 3079	\$400,000	26-Jun-23
13/176 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079	\$421,000	09-Mar-23
1114/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$397,000	23-Aug-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: 18 September 2023



1/29 ST ELMO ROAD IVANHOE VIC 3079

Sold Price

\$400,000

Sold Date

26-Jun-23

 1  1  1

Distance

1.14km



13/176 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079

Sold Price

\$421,000

Sold Date

09-Mar-23

 1  1  1

Distance

1.31km



1114/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

Sold Price

^{RS} **\$397,000**

Sold Date

23-Aug-23

 1  1  1

Distance

2.42km

RS = Recent sale

UN = Undisclosed Sale

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