

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

202/264 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2022

to

31 Oct 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

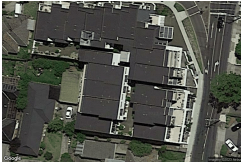
Date of sale

13/264 WATERDALE ROAD IVANHOE VIC 3079	\$595,000	26-Aug-23
312/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$570,000	20-Oct-23
409/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$605,000	09-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: 13 November 2023



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

2 2 1

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

Distance **0.02km**



**312/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 2 -

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **20-Oct-23**

Distance **1.01km**



**409/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 2 2

Sold Price ^{RS} **\$605,000** Sold Date **09-Sep-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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