# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Pro	nerty	offered	for	sale
FIU	PELLY	Ollered	101	Saic

Address	203/264 Waterdale Road, Ivanhoe Vic 3079
Including suburb and	
postcode	
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### Indicative selling price

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

Trainge between \$4-50,000 \$\tan \tan \tan \tan \tan \tan \tan \tan	Range between	\$480,000	&	\$520,000
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### Median sale price

Median price	\$733,500	Pro	perty Type	Jnit		Suburb	Ivanhoe
Period - From	01/01/2024	to	31/12/2024	s	ource	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	804/443 Upper Heidelberg Rd IVANHOE 3079	\$515,000	26/02/2025
2	4/121 Locksley Rd IVANHOE 3079	\$500,000	17/02/2025
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#### OR

В\* 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:	26/03/2025 14:58





**Brett Sparks** 94321444 0411131938

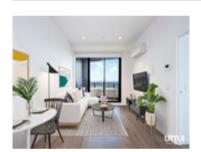
**Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price** Year ending December 2024: \$733,500

brettsparks@jelliscraig.com.au





# Comparable Properties



804/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2

Price: \$515,000 Method: Private Sale Date: 26/02/2025

Property Type: Apartment

**Agent Comments** 

4/121 Locksley Rd IVANHOE 3079 (VG)

Agent Comments

Price: \$500,000 Method: Sale Date: 17/02/2025

Property Type: Flat/Unit/Apartment (Res)

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 94321444



