

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 3/212 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$680,000 & \$710,000

Median sale price

Median price \$703,000 Property Type Unit Suburb Ivanhoe

Period - From 01/07/2023 to 30/09/2023 Source 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 six 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	7/459 Waterdale Rd HEIDELBERG WEST 3081	\$450,000	10/10/2023
2	3/14 Linden Av IVANHOE 3079	\$745,000	02/11/2023
3	2/5 James St HEIDELBERG HEIGHTS 3081	\$575,000	23/10/2023

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 six months.~~

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Property Type: Unit
Land Size: 102 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$710,000
Median Unit Price
September quarter 2023: \$703,000

Comparable Properties

7/459 Waterdale Rd HEIDELBERG WEST 3081 (REI) **Agent Comments**

2 1 1

Price: \$450,000
Method:
Date: 10/10/2023
Property Type: Unit



3/14 Linden Av IVANHOE 3079 (REI) **Agent Comments**

2 1 1

Price: \$745,000
Method: Private Sale
Date: 02/11/2023
Rooms: 3
Property Type: Townhouse (Res)



2/5 James St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

2 1 1

Price: \$575,000
Method: Private Sale
Date: 23/10/2023
Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243