Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	3/212 Waterdale Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

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	Pro	perty Type U	nit		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

	areas or comparable property	1 1100	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

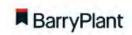
OR

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.

This Statement of Information was prepared on:	30/11/2023 15:17



Date of sale







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)

└─ 2

Price: \$450,000 Method:

Date: 10/10/2023 Property Type: Unit **Agent Comments**

3/14 Linden Av IVANHOE 3079 (REI)

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Price: \$745,000 Method: Private Sale Date: 02/11/2023 Rooms: 3

Property Type: Townhouse (Res)

Agent Comments



2/5 James St HEIDELBERG HEIGHTS 3081

(REI)

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

Agent Comments

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



