## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 313/1 Westley Avenue, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$445,000		&		\$485,000			
Median sale p	rice							
Median price	\$1,673,000	Pro	operty Type	Hou	ISE		Suburb	Ivanhoe
Period - From	01/10/2023	to	31/12/2023		So	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.

Add	dress of comparable property	Price	Date of sale
1	505/1 Westley Av IVANHOE 3079	\$480,000	17/11/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

11/04/2024 13:28









**Property Type:** Agent Comments Indicative Selling Price \$445,000 - \$485,000 Median House Price December quarter 2023: \$1,673,000

# **Comparable Properties**



505/1 Westley Av IVANHOE 3079 (REI)



Price: \$480,000 Method: Private Sale Date: 17/11/2023 Property Type: Apartment Agent Comments

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 9499 7992 | F: 03 9499 7996





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