

# 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 364 Upper Heidelberg Road, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb Ivanhoe

Period - From 01/01/2024 to 31/03/2024 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	14 Magnolia Rd IVANHOE 3079	\$1,560,000	11/11/2023
2	36 Russell St IVANHOE 3079	\$1,421,000	19/12/2023
3	417 Lower Heidelberg Rd EAGLEMONT 3084	\$1,350,000	26/03/2024

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: 25/04/2024 14:12



 3  1  2

**Property Type:** House  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
March quarter 2024: \$1,800,000

## Comparable Properties



14 Magnolia Rd IVANHOE 3079 (REI/VG)

**Agent Comments**

 3  1  1

**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



36 Russell St IVANHOE 3079 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$1,421,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** House  
**Land Size:** 510 sqm approx



417 Lower Heidelberg Rd EAGLEMONT 3084 (REI)

**Agent Comments**

 3  1  2

**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2024  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx

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