## 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 364 Upper Heidelberg 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 \$1,400,000 \$1,500,000 &

#### Median sale price

Median price	\$1,800,000	Pro	perty 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

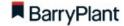
Add	dress of comparable property	Price	Date of sale
1	14 Magnolia Rd IVANHOE 3079	\$1,560,000	11/11/2023
2	36 Russell St IVANHOE 3079	\$1,421,000	19/12/2023
3	417 Lower Heidelberg Rd EAGLEMONT 3084	\$1,350,000	26/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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











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)





Price: \$1,560,000 Method: Auction Sale Date: 11/11/2023

Property Type: House (Res) Land Size: 586 sqm approx

**Agent Comments** 



36 Russell St IVANHOE 3079 (REI/VG)





Agent Comments

Agent Comments

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)







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



