

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

522/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,750,000

Property type

House

Suburb

Ivanhoe

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

412B/56 MYRTLE STREET IVANHOE VIC 3079	\$395,000	03-Mar-24
7/1031 HEIDELBERG ROAD IVANHOE VIC 3079	\$443,750	16-Feb-24
109/69 MARSHALL STREET IVANHOE VIC 3079	\$425,000	13-May-24

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 6 months.~~

This Statement of Information was prepared on: 21 May 2024



**412B/56 MYRTLE STREET
IVANHOE VIC 3079**

 1  1  1

Sold Price

^{RS}

\$395,000

Sold Date

03-Mar-24

Distance

0.22km



**7/1031 HEIDELBERG ROAD
IVANHOE VIC 3079**

 1  1  1

Sold Price

\$443,750

Sold Date

16-Feb-24

Distance

2.69km



**109/69 MARSHALL STREET
IVANHOE VIC 3079**

 1  1  1

Sold Price

^{RS}

\$425,000

Sold Date

13-May-24

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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