

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 6/324 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$650,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2023 to 31/12/2023 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	Price	Date of sale
1	9/26 Livingstone St IVANHOE 3079	\$650,000	13/03/2024
2	1/38 Linden Av IVANHOE 3079	\$632,000	20/12/2023
3	3/15 Alfred St HEIDELBERG HEIGHTS 3081	\$602,500	16/12/2023

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: 02/04/2024 16:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

Year ending December 2023: \$810,000

Comparable Properties



9/26 Livingstone St IVANHOE 3079 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 13/03/2024

Property Type: Unit



1/38 Linden Av IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$632,000

Method: Private Sale

Date: 20/12/2023

Property Type: Unit



3/15 Alfred St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$602,500

Method: Auction Sale

Date: 16/12/2023

Rooms: 3

Property Type: Unit

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408