

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

713/443 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,000

Property type

Unit

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

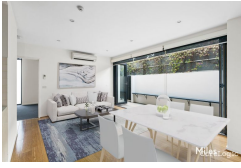
Date of sale

1/96 HAWDON STREET HEIDELBERG VIC 3084	\$570,000	29-Apr-24
1/80 MARSHALL STREET IVANHOE VIC 3079	\$585,000	12-Apr-24
1009/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$585,000	23-Dec-21

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: 17 May 2024



**1/96 HAWDON STREET
HEIDELBERG VIC 3084**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **29-Apr-24**

Distance **0.86km**



**1/80 MARSHALL STREET IVANHOE
VIC 3079**

2 1 -

Sold Price **\$585,000** Sold Date **12-Apr-24**

Distance **1.89km**



**1009/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 1 1

Sold Price Sold Date **23-Dec-21**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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