

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 8 Woodstock Crescent, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,643,500 Property Type House Suburb Ivanhoe

Period - From 01/07/2023 to 30/09/2023 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	2/29 Law St HEIDELBERG HEIGHTS 3081	\$1,030,000	06/07/2023
2	21 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$980,000	15/09/2023
3	1/29 Law St HEIDELBERG HEIGHTS 3081	\$972,500	18/07/2023

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: 08/11/2023 11:38



 4
  2
  2

Property Type: House (Res)

Land Size: 192 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

September quarter 2023: \$1,643,500

Comparable Properties



2/29 Law St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,030,000

Method: Sold Before Auction

Date: 06/07/2023

Property Type: Townhouse (Res)



21 Heffernan Wik HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$980,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: Townhouse (Single)

Land Size: 308 sqm approx



1/29 Law St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$972,500

Method: Private Sale

Date: 18/07/2023

Property Type: Townhouse (Res)

Account - VICPROP



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