

## 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

803/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

### Indicative selling price

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

Single Price

\$420,000

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

7/9 MARTIN STREET HEIDELBERG VIC 3084	\$437,500	23-Nov-23
412B/56 MYRTLE STREET IVANHOE VIC 3079	\$395,000	03-Mar-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: 16 May 2024

**7/9 MARTIN STREET HEIDELBERG  
VIC 3084**

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Sold Price

**\$437,500**

Sold Date

**23-Nov-23**

Distance

**0.36km****412B/56 MYRTLE STREET  
IVANHOE VIC 3079**

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Sold Price

**<sup>RS</sup>\$395,000**

Sold Date

**03-Mar-24**

Distance

**0.22km****RS** = Recent sale**UN** = Undisclosed Sale

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