

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

812/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$692,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2020 to 31/12/2020 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	3/12-14 Powlett St HEIDELBERG 3084	\$597,000	16/10/2020
2	6/12-14 Powlett St HEIDELBERG 3084	\$595,000	01/09/2020
3	2/109 Cape St HEIDELBERG 3084	\$590,000	03/10/2020

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:

26/02/2021 16:16



Property Type:

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2020: \$692,000

Comparable Properties

3/12-14 Powlett St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$597,000

Method: Sale

Date: 16/10/2020

Property Type: Strata Unit/Flat

6/12-14 Powlett St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 01/09/2020

Property Type: Strata Unit/Flat

2/109 Cape St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 03/10/2020

Property Type: Strata Unit/Flat