

# 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

3/264 Waterdale 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)

Single price

\$395,000

### Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/04/2020

to

30/06/2020

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	211/1 Westley Av IVANHOE 3079	\$435,000	02/06/2020
2	318/1-5 Westley Av IVANHOE 3079	\$435,000	06/05/2020
3	10/443 Upper Heidelberg Rd IVANHOE 3079	\$403,500	03/04/2020

**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:

27/07/2020 09:31



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$395,000

**Median House Price**

June quarter 2020: \$1,210,000

## Comparable Properties



**211/1 Westley Av IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$435,000

**Method:** Private Sale

**Date:** 02/06/2020

**Property Type:** Apartment



**318/1-5 Westley Av IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$435,000

**Method:** Private Sale

**Date:** 06/05/2020

**Property Type:** Apartment

**10/443 Upper Heidelberg Rd IVANHOE 3079 (VG)**

**Agent Comments**



**Price:** \$403,500

**Method:** Sale

**Date:** 03/04/2020

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit