

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

\$500,000

&

\$550,000

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	4/3 Wimport St HEIDELBERG 3084	\$550,000	21/12/2020
2	1/31 Rosanna Rd HEIDELBERG 3084	\$522,500	17/10/2020
3	1/199 Oriel Rd HEIDELBERG WEST 3081	\$510,000	29/10/2020

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:

07/04/2021 18:31



Property Type:

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2020: \$692,000

Comparable Properties

4/3 Wimport St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 21/12/2020

Property Type: Flat/Unit/Apartment (Multi Storey)

1/31 Rosanna Rd HEIDELBERG 3084 (VG)

Agent Comments



Price: \$522,500

Method: Sale

Date: 17/10/2020

Property Type: Flat/Unit/Apartment (Res)

1/199 Oriel Rd HEIDELBERG WEST 3081 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 29/10/2020

Property Type: Flat/Unit/Apartment (Res)