

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

302/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$420,000 & \$445,000

Median sale price

Median price \$743,500 Property Type Unit Suburb Ivanhoe

Period - From 18/10/2020 to 17/10/2021 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	2/289 Upper Heidelberg Rd IVANHOE 3079	\$445,000	20/06/2021
2	12/26 Livingstone St IVANHOE 3079	\$409,000	06/08/2021
3	17/1088 Heidelberg Rd IVANHOE 3079	\$400,000	28/04/2021

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: 18/10/2021 10:57



Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$445,000
Median Unit Price
18/10/2020 - 17/10/2021: \$743,500

Comparable Properties



2/289 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 20/06/2021
Rooms: 2
Property Type: Apartment



12/26 Livingstone St IVANHOE 3079 (VG)

Agent Comments



Price: \$409,000
Method: Sale
Date: 06/08/2021
Property Type: Flat/Unit/Apartment (Res)



17/1088 Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 28/04/2021
Property Type: Apartment