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	7/1 Westley Avenue Ivanhoe VIC 3079

Indicative selling price

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

~~Single Price~~		or range between	$660,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$802,500	Property type	Unit	Suburb	Ivanhoe
Period-from	01 Oct 2020	to	30 Sep 2021	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
6/1088 Heidelberg Road Ivanhoe VIC 3079	$673,000	29-May-20
8/1031 Heidelberg Road Ivanhoe VIC 3079	$718,000	10-Feb-21
1/979 Heidelberg Road Ivanhoe VIC 3079	$720,000	11-Mar-21

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: 26 October 2021

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6/1088 Heidelberg Road Ivanhoe VIC 3079

2 2 1

Sold Price **$673,000** Sold Date **29-May-20**

Distance **0.65km**



8/1031 Heidelberg Road Ivanhoe VIC 3079

2 2 1

Sold Price **$718,000** Sold Date **10-Feb-21**

Distance **0.9km**



1/979 Heidelberg Road Ivanhoe VIC 3079

2 2 1

Sold Price **$720,000** Sold Date **11-Mar-21**

Distance **1.08km**

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

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