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	Apartment 3, 167 Lower Heidelberg Road, Ivanhoe East

Indicative selling price

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

Price Range	$390,000 - $425,000

Median sale price

Median price	$465,000	Property type	*1 Bed Apartment*	Suburb	Ivanhoe East

Period - From	1/7/2023	to	2/2/2024	Source	RPData

Comparable property sales

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: 2/2/2024