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	112/206 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $750,000

Median sale price

Median price $1,152,500 Property Type Unit Suburb Ivanhoe East

Period - From 15/11/2023 to 14/11/2024 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	7/87 Lower Heidelberg Rd IVANHOE 3079	$845,000	08/10/2024
2	7/3 Kenilworth Pde IVANHOE 3079	$781,500	12/09/2024
3	206b/173 The Boulevard IVANHOE EAST 3079	$930,000	02/08/2024

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: 15/11/2024 12:56

112/206 Lower Heidelberg Road, Ivanhoe East Vic 3079

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
15/11/2023 - 14/11/2024: $1,152,500

Comparable Properties



7/87 Lower Heidelberg Rd IVANHOE 3079 (REI)

2 2 1

Price: $845,000
Method: Private Sale
Date: 08/10/2024
Property Type: Townhouse (Single)

Agent Comments



7/3 Kenilworth Pde IVANHOE 3079 (REI)

3 2 2

Price: $781,500
Method: Private Sale
Date: 12/09/2024
Property Type: Unit

Agent Comments



206b/173 The Boulevard IVANHOE EAST 3079 (REI)

2 2 2

Price: $930,000
Method: Private Sale
Date: 02/08/2024
Rooms: 3
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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