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	219b/21 Bell Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $350,000 & $385,000

Median sale price

Median price $760,000 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2024 to 31/12/2024 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	607/443 Upper Heidelberg Rd IVANHOE 3079	$335,000	03/02/2025
2	711/443 Upper Heidelberg Rd IVANHOE 3079	$350,000	23/01/2025
3	4/12 Powlett St HEIDELBERG 3084	$398,000	12/01/2025

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: 25/02/2025 15:18

Nelson Alexander

Property Type:
Agent Comments

Indicative Selling Price
$350,000 - $385,000
Median Unit Price
December quarter 2024: $760,000

Comparable Properties



607/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

1 | 1 | 1

Agent Comments

Price: $335,000
Method: Private Sale
Date: 03/02/2025
Property Type: Apartment



711/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

1 | 1 | 1

Agent Comments

Price: $350,000
Method: Private Sale
Date: 23/01/2025
Property Type: Apartment



4/12 Powlett St HEIDELBERG 3084 (REI)

1 | 1 | 1

Agent Comments

Price: $398,000
Method: Private Sale
Date: 12/01/2025
Rooms: 2
Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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