

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode 40 Upper Heidelberg Road, Ivanhoe

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed	\$*	Or range between	\$675,000		\$740,000
2 Bed	\$*	Or range between	\$750,000		\$825,000
2 Bed	\$*	Or range between	\$835,000		\$915,000
2 Bed	\$*	Or range between	\$925,000		\$1,015,000
2 Bed	\$*	Or range between	\$1,255,000		\$1,365,000
3 Bed	\$*	Or range between	\$1,055,000		\$1,070,000
3 Bed/4 Bed	\$*	Or range between	\$1,735,000		\$1,855,000
3 Bed	\$*	Or range between	\$1,900,000		\$1,995,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$744,000

Suburb Ivanhoe

Period - From 14/07/2020

To 13/07/2021

Source Property Data

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed	8/1031 Heidelberg Road, Ivanhoe	\$718,000	11/02/2021
	1/19 Livingstone Street, Ivanhoe	\$685,000	19/02/2021
	105/979 Heidelberg Road, Ivanhoe	\$702,000	29/04/2021

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed	6/52 Locksley Road, Ivanhoe	\$800,000	10/04/2021
	2/155 Lower Heidelberg Road, Ivanhoe	\$777,000	08/05/2021
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed	1/198 Lower Heidelberg Road, Ivanhoe East	\$878,000	04/03/2021
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 Bed	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3/4 Bed	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold		

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
	within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

13/07/2021