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

204/1023 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|-----|--------------|-------|-------------|------|----------|---------|
| Range betweer | \$990,000 | | & | | \$1,060,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$705,500 | Pro | operty Type | Unit | | | Suburb | Ivanhoe |
| Period - From | 23/06/2024 | to | 22/06/2025 | | So | urce | Property | / Data |

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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 102/23 Mills Blvd ALPHINGTON 3078 | \$1,050,000 | 21/02/2025 |
| 2 | 305/10 Mills Blvd ALPHINGTON 3078 | \$1,050,000 | 18/02/2025 |
| 3 | 201/17 Rex Av ALPHINGTON 3078 | \$1,005,000 | 29/01/2025 |

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:

23/06/2025 12:07





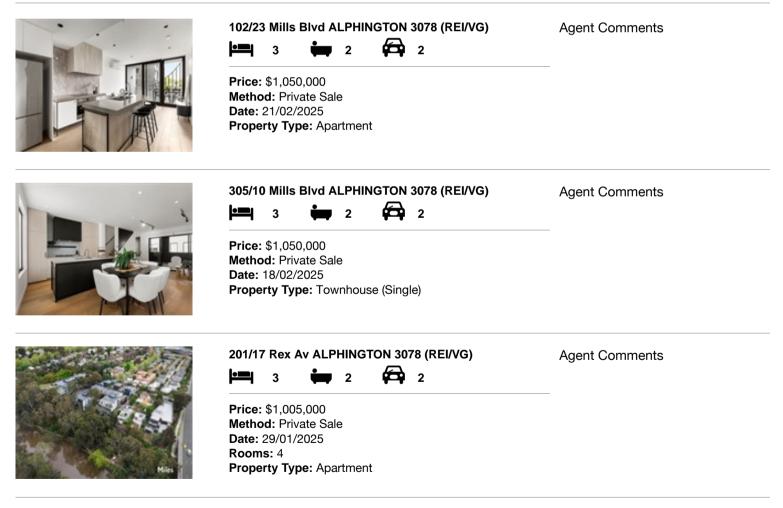




Property Type: Apartment Agent Comments

Indicative Selling Price \$990,000 - \$1,060,000 Median Unit Price 23/06/2024 - 22/06/2025: \$705,500

Comparable Properties



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



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