# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address G07/1 Westley Avenue, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$880,000		&		\$930,000			
Median sale p	rice							
Median price	\$701,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	19/06/2024	to	18/06/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/1023 Heidelberg Rd IVANHOE 3079	\$885,000	11/02/2025
2	6/6 Wamba Rd IVANHOE EAST 3079	\$895,000	07/01/2025
3			

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:

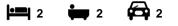
19/06/2025 12:28



G07/1 Westley Avenue, Ivanhoe Vic 3079



Josh Saunders 03 9499 7992 0407 011 901 joshsaunders@jelliscraig.com.au



**Property Type:** Apartment Agent Comments

Indicative Selling Price \$880,000 - \$930,000 Median Unit Price 19/06/2024 - 18/06/2025: \$701,000

# **Comparable Properties**

2/1023 Heidelberg Rd IVANHOE 3079 (VG)

6



Price: \$885,000 Method: Sale Date: 11/02/2025 Property Type: Strata Unit/Flat

6/6 Wamba Rd IVANHOE EAST 3079 (VG)

Agent Comments

Agent Comments



Price: \$895,000 Method: Sale Date: 07/01/2025 Property Type: Flat/Unit/Apartment (Res)

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.

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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