

# 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

Apartment 104, 264 Waterdale Road, Ivanhoe

### Indicative selling price

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

Single price \$549,000

### Median sale price

Median price \$595,500

Property type *2 Bed 2 bath  
Apartment*

Suburb Ivanhoe

Period -  
From

1/12/2019

to

10/11/2020

Source

Pricefinder

### Comparable property sales

**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: 10/11/2020