

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

10/56 MYRTLE STREET IVANHOE VIC 3079

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,757,500

Property type

Other

Suburb

Ivanhoe

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

210/56 MYRTLE STREET IVANHOE VIC 3079	\$580,000	06-Jul-23
13/264 WATERDALE ROAD IVANHOE VIC 3079	\$595,000	26-Aug-23
1/3 SETANI CRESCENT HEIDELBERG WEST VIC 3081	\$580,000	09-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 07 December 2023



210/56 MYRTLE STREET IVANHOE VIC 3079

 2  2  1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **06-Jul-23**

Distance **0.04km**



13/264 WATERDALE ROAD IVANHOE VIC 3079

 2  2  1

Sold Price **\$595,000** Sold Date **26-Aug-23**

Distance **0.86km**



1/3 SETANI CRESCENT HEIDELBERG WEST VIC 3081

 2  2  1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **09-Nov-23**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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