

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

1/58 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,000

Property type

Unit

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

2/56 MYRTLE STREET IVANHOE VIC 3079	\$428,000	08-Jun-23
7/46 BARKLY PLACE HEIDELBERG VIC 3084	\$487,000	25-May-23
18/22 BELL STREET HEIDELBERG HEIGHTS VIC 3081	\$430,000	14-Jun-22

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: 12 December 2023



**2/56 MYRTLE STREET IVANHOE
VIC 3079**

 2  2  1

Sold Price

\$428,000

Sold Date

08-Jun-23

Distance

0km



**7/46 BARKLY PLACE HEIDELBERG
VIC 3084**

 2  2  1

Sold Price

\$487,000

Sold Date

25-May-23

Distance

0.3km



**18/22 BELL STREET HEIDELBERG
HEIGHTS VIC 3081**

 2  1  1

Sold Price

\$430,000

Sold Date

14-Jun-22

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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