

## 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

214B/56-58 MYRTLE STREET IVANHOE VIC 3079

### 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

or range  
between

\$365,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,830,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Oct 2023

to

30 Sep 2024

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

209A/56-58 MYRTLE STREET IVANHOE VIC 3079	\$400,000	02-Aug-24
512/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$380,000	24-May-24
12/5 NOEL STREET IVANHOE VIC 3079	\$375,000	02-Aug-24

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: 15 October 2024



**209A/56-58 MYRTLE STREET  
IVANHOE VIC 3079**

 1  1  1

Sold Price <sup>RS</sup> **\$400,000** Sold Date **02-Aug-24**

Distance **0.01km**



**512/443 UPPER HEIDELBERG  
ROAD IVANHOE VIC 3079**

 1  1  1

Sold Price **\$380,000** Sold Date **24-May-24**

Distance **0.22km**



**12/5 NOEL STREET IVANHOE VIC  
3079**

 1  1  1

Sold Price **\$375,000** Sold Date **02-Aug-24**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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