# 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

208B/56-58 Myrtle Street, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$485,000		&		\$515,000			
Median sale p	rice							
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	08/08/2023	to	07/08/2024		So	urce	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	608/56 Myrtle St IVANHOE 3079	\$530,000	21/05/2024
2	409/58 Myrtle St IVANHOE 3079	\$520,000	16/05/2024
3	506B/58 Myrtle St IVANHOE 3079	\$530,000	04/04/2024

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:

08/08/2024 14:37









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$485,000 - \$515,000 **Median Unit Price** 08/08/2023 - 07/08/2024: \$640,000

# **Comparable Properties**



608/56 Myrtle St IVANHOE 3079 (REI)



Price: \$530,000 Method: Private Sale Agent Comments

Agent Comments



Price: \$520,000 Method: Private Sale Date: 16/05/2024 Property Type: Apartment

2

506B/58 Myrtle St IVANHOE 3079 (VG)

409/58 Myrtle St IVANHOE 3079 (REI/VG)

2

Agent Comments



Price: \$530.000 Method: Sale Date: 04/04/2024 Property Type: Strata Flat - Single OYO Flat

#### Account - Little Real Estate | P: 07 3037 0255



propertydata

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