

## 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

8/58 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

\$460,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$814,500

Property type

Flats

Suburb

Ivanhoe

Period-from

01 Jan 2023

to

31 Dec 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

10/58 MYRTLE STREET IVANHOE VIC 3079	\$495,000	20-Aug-19
7/12 POWLETT STREET HEIDELBERG VIC 3084	\$575,000	19-Oct-23
58 MYRTLE STREET IVANHOE VIC 3079	-	-

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: 30 January 2024


**10/58 MYRTLE STREET IVANHOE  
VIC 3079**

Sold Price

**\$495,000**

Sold Date

**20-Aug-19**
 2
  -
  -

Distance

**0km**

**7/12 POWLETT STREET  
HEIDELBERG VIC 3084**

Sold Price

**\$575,000**

Sold Date

**19-Oct-23**
 1
  1
  1

Distance

**0.48km**

**58 MYRTLE STREET IVANHOE VIC  
3079**

Sold Price

- Sold Date

-

 2
  2
  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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