

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

14 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$995,000

Median sale price

Median price

\$1,643,500

Property Type

House

Suburb

Ivanhoe

Period - From

01/07/2023

to

30/09/2023

Source

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.

Address of comparable property		Price	Date of sale
1	64 Liberty Pde IVANHOE 3079	\$975,000	05/10/2023
2			
3			

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:

16/12/2023 11:31



Property Type:
Agent Comments

Indicative Selling Price

\$995,000

Median House Price

September quarter 2023: \$1,643,500

Comparable Properties



64 Liberty Pde IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$975,000

Method: Sold Before Auction

Date: 05/10/2023

Rooms: 4

Property Type: House (Res)

Land Size: 254 sqm approx

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.