

# 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

308/58 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)

Range between

\$549,000

&

\$599,000

### Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

21/03/2021

to

20/03/2022

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	104/69 Marshall St IVANHOE 3079	\$595,000	06/12/2021
2	8/82 Mount St HEIDELBERG 3084	\$571,000	15/11/2021
3	1009/443 Upper Heidelberg Rd IVANHOE 3079	\$570,000	23/12/2021

**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:

21/03/2022 16:12



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$549,000 - \$599,000  
**Median Unit Price**  
21/03/2021 - 20/03/2022: \$765,000

## Comparable Properties



**104/69 Marshall St IVANHOE 3079 (REI)**

Agent Comments

2 1 1

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 06/12/2021  
**Property Type:** Apartment



**8/82 Mount St HEIDELBERG 3084 (VG)**

Agent Comments

2 - -

**Price:** \$571,000  
**Method:** Sale  
**Date:** 15/11/2021  
**Property Type:** Subdivided Flat - Single OYO Flat

**1009/443 Upper Heidelberg Rd IVANHOE 3079 (REI)**

Agent Comments

2 1 1

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 23/12/2021  
**Property Type:** Apartment