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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$549,000		&		\$599,000			
Median sale pr	rice							
Median price	\$765,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	21/03/2021	to	20/03/2022		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	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





Agent Comments



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

1009/443 Upper Heidelberg Rd IVANHOE 3079 Agent Comments (REI)



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

Account - Little Real Estate | P: 07 3037 0255



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