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

408B/56-58 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$500,000		&		\$530,000			
Median sale p	rice							
Median price	\$682,500	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	14/12/2023	to	13/12/2024		So	ource	Property	y Data

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

Ad	dress of comparable property	Price	Date of sale
1	208B/56-58 Myrtle St IVANHOE 3079	\$507,500	03/09/2024
2	G08/56 Myrtle St IVANHOE 3079	\$550,000	29/07/2024
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:

14/12/2024 10:13





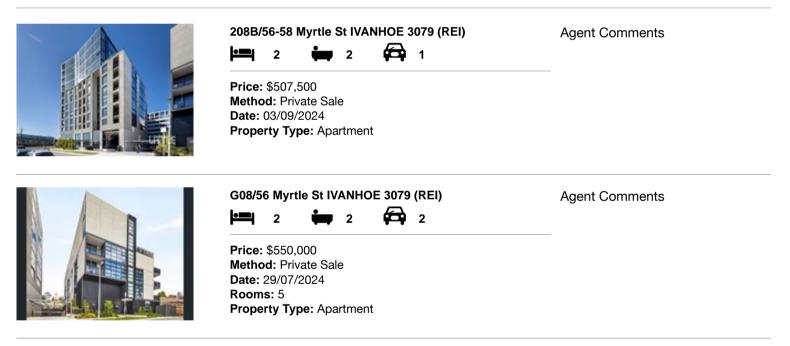




Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$530,000 Median Unit Price 14/12/2023 - 13/12/2024: \$682,500

Comparable Properties



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.

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