## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 507/109 Bell Street, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$890,000		&		\$920,000			
Median sale p	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	11/04/2024	to	10/04/2025		So	urce	Property	/ 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.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

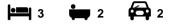
This Statement of Information was prepared on:

11/04/2025 16:27



## WHIJEFOX





Property Type: Agent Comments Vincent Silvestro 03 9068 4851 0426 199 509 vincent@whitefoxrealestate.com.au

Indicative Selling Price \$890,000 - \$920,000 Median Unit Price 11/04/2024 - 10/04/2025: \$605,000

# **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. There have been no comparable 3 bedroom apartments which have sold in this area. 507/109 Bell Street, Ivanhoe is a 3 bed, 2bath, 2 car apartment with high end finishes throughout.

Account - Whitefox Real Estate | P: 96459699



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