

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 507/109 Bell Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$890,000 & \$920,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Ivanhoe

Period - From 11/04/2024 to 10/04/2025 Source 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 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		
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.

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Indicative Selling Price

\$890,000 - \$920,000

Median Unit Price

11/04/2024 - 10/04/2025: \$605,000



 3  2  2

Property Type:

Agent Comments

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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