### 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

309b/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	\$515,000		&		\$550,000			
Median sale pr	rice							
Median price	\$578,500	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	10/07/2022	to	09/07/2023		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 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	9/82-84 Mount St HEIDELBERG 3084	\$550,000	30/06/2023
2	303/56-58 Myrtle St IVANHOE 3079	\$515,000	17/06/2023
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.

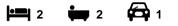
This Statement of Information was prepared on:

10/07/2023 16:42



# Harcourts



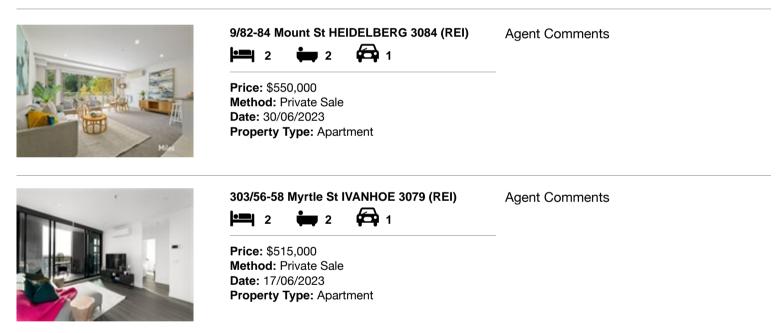


**Property Type:** Apartment Agent Comments

Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

Indicative Selling Price \$515,000 - \$550,000 Median Unit Price 10/07/2022 - 09/07/2023: \$578,500

## **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.

#### Account - Harcourts Manningham | P: 03 9842 8000

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