

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 consumer.vic.gov.au/underquoting

Range between \$515,000

&

\$550,000

Median sale price

Median price \$578,500

Property Type Unit

Suburb Ivanhoe

Period - From 10/07/2022

to

09/07/2023

Source 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.~~

| | Address 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* 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

309b/56-58 Myrtle Street, Ivanhoe Vic 3079

Harcourts

Nima Goharpey
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Indicative Selling Price

\$515,000 - \$550,000

Median Unit Price

10/07/2022 - 09/07/2023: \$578,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



9/82-84 Mount St HEIDELBERG 3084 (REI)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment



303/56-58 Myrtle St IVANHOE 3079 (REI)

Agent Comments

2 2 1

Price: \$515,000

Method: Private Sale

Date: 17/06/2023

Property Type: Apartment

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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