

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 907b/56-58 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$399,950

Median sale price

Median price \$780,000 Property Type Unit Suburb Ivanhoe
Period - From 01/07/2024 to 30/09/2024 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	1103/443 Upper Heidelberg Rd IVANHOE 3079	\$410,000	12/10/2024
2	209a/56-58 Myrtle St IVANHOE 3079	\$400,000	02/08/2024
3	522/443 Upper Heidelberg Rd IVANHOE 3079	\$430,000	13/06/2024

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: 07/11/2024 14:38

907b/56-58 Myrtle Street, Ivanhoe Vic 3079



first
national
REAL ESTATE

Bill Schlink

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Indicative Selling Price

\$399,950

Median Unit Price

September quarter 2024: \$780,000



Property Type:

Agent Comments

Comparable Properties



1103/443 Upper Heidelberg Rd IVANHOE 3079 (REI) Agent Comments



Price: \$410,000

Method: Private Sale

Date: 12/10/2024

Property Type: Unit



209a/56-58 Myrtle St IVANHOE 3079 (REI) Agent Comments

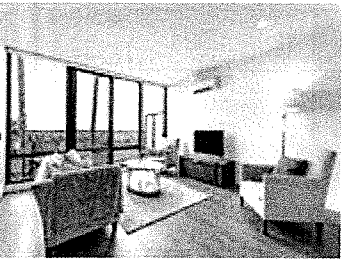


Price: \$400,000

Method: Private Sale

Date: 02/08/2024

Property Type: Apartment



522/443 Upper Heidelberg Rd IVANHOE 3079 (REI) Agent Comments



Price: \$430,000

Method: Private Sale

Date: 13/06/2024

Property Type: Apartment

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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