

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

318/56-58 MYRTLE STREET IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,830,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

209A/56-58 MYRTLE STREET IVANHOE VIC 3079	\$400,000	02-Aug-24
512/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$380,000	24-May-24
11/96 HAWDON STREET HEIDELBERG VIC 3084	\$415,000	30-Sep-24

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 6 months.

This Statement of Information was prepared on: 18 October 2024

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**209A/56-58 MYRTLE STREET
IVANHOE VIC 3079**

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Sold Price

^{RS}**\$400,000**Sold Date **02-Aug-24**

Distance

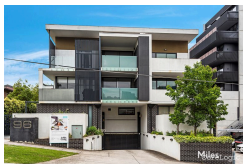
0km**512/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

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Sold Price

\$380,000Sold Date **24-May-24**

Distance

0.22km**11/96 HAWDON STREET
HEIDELBERG VIC 3084**

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Sold Price

^{RS}**\$415,000**Sold Date **30-Sep-24**

Distance

1.08km**RS** = Recent sale**UN** = Undisclosed Sale

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