

# 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

G03/56 Myrtle Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$610,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2024 to 30/06/2024 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	G08/56 Myrtle St IVANHOE 3079	\$550,000	29/07/2024
2	912b/58 Myrtle St IVANHOE 3079	\$595,000	12/04/2024
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:

02/09/2024 15:41



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**Property Type:** Apartment  
**Land Size:** 127 sqm approx

#### Agent Comments

The annual administrative levy fees for Lot G03A are \$5,168.48 per annum commencing on 1 July 2023. Tandem carpark on LG2 marked 03/56 Internal 82m2 + 45m2 external = 127m2 approx

**Indicative Selling Price**

\$580,000 - \$610,000

**Median Unit Price**

June quarter 2024: \$630,000

## Comparable Properties



**G08/56 Myrtle St IVANHOE 3079 (REI)**

Agent Comments

2   
 2   
 2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 29/07/2024  
**Rooms:** 5  
**Property Type:** Apartment



**912b/58 Myrtle St IVANHOE 3079 (REI)**

Agent Comments

2   
 2   
 2

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**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.

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