### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

408b/56-58 Myrtle Street, Ivanhoe Vic 3079

#### Indicative selling price

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

Range between \$495,000	&	\$515,000
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#### Median sale price

Median price	\$640,000	Pro	perty Type	Unit		Suburb	Ivanhoe
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	705/45 Linden Av IVANHOE 3079	\$495,000	23/04/2025
2	1111/443 Upper Heidelberg Rd IVANHOE 3079	\$515,000	24/03/2025
3	804/443 Upper Heidelberg Rd IVANHOE 3079	\$515,000	26/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/05/2025 13:44









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$495,000 - \$515,000 Median Unit Price March quarter 2025: \$640,000

## Comparable Properties



705/45 Linden Av IVANHOE 3079 (REI)

2

1

1

Agent Comments

Price: \$495,000 Method: Private Sale Date: 23/04/2025

Property Type: Apartment



1111/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

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2



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1

Agent Comments

**Price:** \$515,000 **Method:** Private Sale **Date:** 24/03/2025

Property Type: Apartment



804/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

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Method: Private Sale Date: 26/02/2025

1

3

Price: \$515.000

Property Type: Apartment

Agent Comments

Account - Little Real Estate | P: 07 3037 0255





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