

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

705A/125 BELL 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

or range
between

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jun 2024

to

31 May 2025

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

219B/21 BELL STREET IVANHOE VIC 3079	\$385,000	01-Apr-25
4/12 POWLETT STREET HEIDELBERG VIC 3084	\$398,000	12-Jan-25
908/58 MYRTLE STREET IVANHOE VIC 3079	\$405,000	16-Apr-25

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: 02 June 2025



**219B/21 BELL STREET IVANHOE
VIC 3079**

 1  1  1

Sold Price

\$385,000

Sold Date

01-Apr-25

Distance

0.42km



**4/12 POWLETT STREET
HEIDELBERG VIC 3084**

 1  1  1

Sold Price

\$398,000

Sold Date

12-Jan-25

Distance

0.7km



**908/58 MYRTLE STREET IVANHOE
VIC 3079**

 1  1  1

Sold Price

^{RS} **\$405,000**

Sold Date

16-Apr-25

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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