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	14/14 Merton Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $540,000 & $590,000

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	8/96 Yarralea St ALPHINGTON 3078	$590,000	04/10/2024
2	5/10 Ashby Gr EAGLEMONT 3084	$580,000	17/08/2024
3	2/94 Fulham Rd ALPHINGTON 3078	$551,500	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: 15/11/2024 17:08

14/14 Merton Street, Ivanhoe Vic 3079

Nelson Alexander



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$540,000 - $590,000
Median Unit Price
September quarter 2024: $780,000

Comparable Properties



8/96 Yarralea St ALPHINGTON 3078 (REI)

2 1 1

Price: $590,000
Method: Sold Before Auction
Date: 04/10/2024
Property Type: Apartment

Agent Comments



5/10 Ashby Gr EAGLEMONT 3084 (REI/VG)

2 1 1

Price: $580,000
Method: Private Sale
Date: 17/08/2024
Property Type: Unit

Agent Comments



2/94 Fulham Rd ALPHINGTON 3078 (REI/VG)

2 1 1

Price: $551,500
Method: Private Sale
Date: 13/06/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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