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<br>Including suburb and postcode | 507b/56-58 Myrtle Street, Ivanhoe Vic 3079 |

## Indicative selling price

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

Single price $479,000

## Median sale price

Median price $760,000 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2024 to 31/12/2024 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 | 12/22 Bell St HEIDELBERG HEIGHTS 3081 | $490,000 | 09/10/2024 |
| 2 | | | |
| 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: 26/02/2025 10:02

507b/56-58 Myrtle Street, Ivanhoe Vic 3079

Nelson Alexander



**Property Type:**
Agent Comments

**Indicative Selling Price**
$479,000
**Median Unit Price**
December quarter 2024: $760,000

# Comparable Properties



**12/22 Bell St HEIDELBERG HEIGHTS 3081 (REI/VG)**

2 1 1

**Price:** $490,000
**Method:** Private Sale
**Date:** 09/10/2024
**Property Type:** Unit

Agent Comments

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.

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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