

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

56-58 MYRTLE 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,745,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/180 HAWDON STREET HEIDELBERG VIC 3084	\$650,000	19-Oct-23
8/3 ROTHERWOOD ROAD IVANHOE EAST VIC 3079	\$651,000	21-Oct-23
209/9-11 MARTIN STREET HEIDELBERG VIC 3084	\$605,000	18-Jan-24

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 April 2024



**2/180 HAWDON STREET
HEIDELBERG VIC 3084**

 2  2  1

Sold Price **\$650,000** Sold Date **19-Oct-23**

Distance **1.24km**



**8/3 ROTHERWOOD ROAD
IVANHOE EAST VIC 3079**

 2  2  1

Sold Price **\$651,000** Sold Date **21-Oct-23**

Distance **1.88km**



**209/9-11 MARTIN STREET
HEIDELBERG VIC 3084**

 2  2  1

Sold Price ^{RS} **\$605,000** Sold Date **18-Jan-24**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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