

## 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

214B/56-58 MYRTLE STREET IVANHOE VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Mar 2023

to

29 Feb 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

18/1 WESTLEY AVENUE IVANHOE VIC 3079	\$472,500	04-Oct-23
7/1 WESTLEY AVENUE IVANHOE VIC 3079	\$478,000	31-Oct-23

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: 21 March 2024



**18/1 WESTLEY AVENUE IVANHOE  
VIC 3079**

 1  1  1

Sold Price

**\$472,500**

Sold Date

**04-Oct-23**

Distance

**1.74km**



**7/1 WESTLEY AVENUE IVANHOE  
VIC 3079**

 1  1  1

Sold Price

**\$478,000**

Sold Date

**31-Oct-23**

Distance

**1.74km**

RS = Recent sale      UN = Undisclosed Sale

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