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	20 Myrtle Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,616,000 Property Type House Suburb St Kilda East

Period - From 01/10/2020 to 31/12/2020 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.

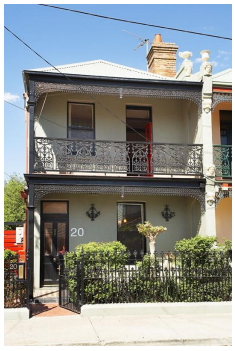
	Address of comparable property	Price	Date of sale
1	26 Rosamond St BALACLAVA 3183	$1,640,000	12/12/2020
2	3 Wilgah St ST KILDA EAST 3183	$1,640,000	05/12/2020
3	70 Argyle St ST KILDA 3182	$1,560,000	05/12/2020

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: 18/02/2021 11:10

20 Myrtle Street, St Kilda East Vic 3183



3 2 0

Property Type: House - Terrace
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
December quarter 2020: $1,616,000

Comparable Properties



26 Rosamond St BALACLAVA 3183 (REI/VG)

3 2 2

Price: $1,640,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 171 sqm approx

Agent Comments



3 Wilgah St ST KILDA EAST 3183 (REI)

3 1 1

Price: $1,640,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)

Agent Comments



70 Argyle St ST KILDA 3182 (REI)

3 2 1

Price: $1,560,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.