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 | 4 Myrtle Street, St Kilda East Vic 3183 |

## Indicative selling price

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

Single price $1,420,000

## Median sale price

Median price $1,752,750 Property Type House Suburb St Kilda East

Period - From 01/10/2020 to 30/09/2021 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 | 10a Rowan St ELSTERNWICK 3185 | $1,450,000 | 04/08/2021 |
| 2 | 83 Byron St ELWOOD 3184 | $1,400,000 | 07/09/2021 |
| 3 | 4 Young St ST KILDA EAST 3183 | $1,367,000 | 28/10/2021 |

**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: 06/12/2021 12:09

# 4 Myrtle Street, St Kilda East Vic 3183



3 2 0

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,420,000
**Median House Price**
Year ending September 2021: $1,752,750

## Comparable Properties



**10a Rowan St ELSTERNWICK 3185 (VG)**

2 - -

**Price:** $1,450,000
**Method:** Sale
**Date:** 04/08/2021
**Property Type:** House (Res)
**Land Size:** 183 sqm approx

Agent Comments



**83 Byron St ELWOOD 3184 (REI/VG)**

2 1 1

**Price:** $1,400,000
**Method:** Private Sale
**Date:** 07/09/2021
**Property Type:** House
**Land Size:** 230 sqm approx

Agent Comments



**4 Young St ST KILDA EAST 3183 (REI/VG)**

2 1 -

**Price:** $1,367,000
**Method:** Auction Sale
**Date:** 28/10/2021
**Property Type:** House (Res)
**Land Size:** 176 sqm approx

Agent Comments

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

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