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	9 Myrtle Street, South Yarra Vic 3141

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $2,155,000 Property Type House Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 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	49 Pridham St PRAHRAN 3181	$1,100,000	29/03/2023
2	5 Mary St WINDSOR 3181	$1,065,000	28/02/2023
3	65 Bayview St PRAHRAN 3181	$1,025,000	17/06/2023

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: 29/08/2023 10:29

9 Myrtle Street, South Yarra Vic 3141



2 | 1 | 2 Parking Permits Available

Property Type: House

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2023: $2,155,000

Comparable Properties



49 Pridham St PRAHRAN 3181 (REI/VG)

2 | 1 | -

Price: $1,100,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 135 sqm approx

Agent Comments



5 Mary St WINDSOR 3181 (REI/VG)

2 | 1 | -

Price: $1,065,000
Method: Private Sale
Date: 28/02/2023
Property Type: House
Land Size: 148 sqm approx

Agent Comments



65 Bayview St PRAHRAN 3181 (REI)

2 | 1 | -

Price: $1,025,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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