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	17 Myrtle Street, South Yarra, VIC 3141

Indicative selling price

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

Range between $1,200,000 & $1,290,000

Median sale price

Median price $2,180,000 Property Type House Suburb South yarra

Period - From 07/06/2024 to 06/12/2024 Source pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 47 Duke St, Windsor Vic	$1,150,000	25/10/2024
2 16 Gordon St, Cremorne Vic	$1,125,000	18/10/2024
3 89 York St, Prahran Vic	$1,170,000	05/10/2024

This Statement of Information was prepared on: 07/12/2024