

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

8 Myrtle Street, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,500,000 House X Unit Suburb St Kilda East

Period - From 01/01/2018 to 31/12/2018 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	14 Lucan St CAULFIELD NORTH 3161	\$1,100,000	05/12/2018
2	32 Queen St ST KILDA EAST 3183	\$1,010,000	27/10/2018
3	15 Marlborough St BALACLAVA 3183	\$1,009,000	02/03/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 221 approx. sqm approx

Agent Comments

Comparable Properties



14 Lucan St CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 05/12/2018

Rooms: -

Property Type: House

Land Size: 264 sqm approx



32 Queen St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 149 sqm approx



15 Marlborough St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,009,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: House (Res)