

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 8 Myrtle Street, St Kilda East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price ----- or range between \$1,540,000 & \$1,690,000

Median sale price

Median price \$1,530,000 Property type House Suburb St Kilda East

Period - From 31/10/2023 to 01/12/2023 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 43 Blenheim Street, Balaclava	\$1,735,000	26/11/2023
2 10 Glenmark Ave, St Kilda	\$1,600,000	18/10/2023
3 5 Malakoff Street, St Kilda East	\$1,620,000	08/10/2023

OR

This Statement of Information was prepared on: 06/03/2023