

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

12 Myrtle Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,200,000

House

X

Unit

Suburb St Kilda East

Period - From 01/07/2017

to

30/09/2017

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	13 Robert St ELWOOD 3184	\$1,370,000	09/09/2017
2	4a Odessa St ST KILDA 3182	\$1,262,000	27/09/2017
3	46 Rosamond St BALACLAVA 3183	\$1,227,500	29/10/2017

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: 232 sqm approx

Agent Comments

Comparable Properties



13 Robert St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 3

Property Type: House (Res)

Land Size: 213 sqm approx



4a Odessa St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,262,000

Method: Private Sale

Date: 27/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 223 sqm approx



46 Rosamond St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,227,500

Method: Auction Sale

Date: 29/10/2017

Rooms: 3

Property Type: House (Res)

Land Size: 149 sqm approx