

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

43 Myrtle Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,350,000

&

\$1,420,000

Median sale price

Median price \$2,233,000

Property Type House

Suburb South Yarra

Period - From 01/04/2023

to

31/03/2024

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	26 Margaret St SOUTH YARRA 3141	\$1,416,000	21/03/2024
2	354 High St WINDSOR 3181	\$1,400,000	08/12/2023
3			

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:

22/04/2024 09:29

43 Myrtle Street, South Yarra Vic 3141



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,350,000 - \$1,420,000

Median House Price

Year ending March 2024: \$2,233,000



3 2 1

Property Type: House

Agent Comments

Comparable Properties



26 Margaret St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 -

Price: \$1,416,000

Method: Sold Before Auction

Date: 21/03/2024

Property Type: House (Res)



354 High St WINDSOR 3181 (VG)

Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 08/12/2023

Property Type: House (Res)

Land Size: 175 sqm approx

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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