

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

11 Myrtle Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$2,320,000 Property Type House Suburb South Yarra

Period - From 01/01/2023 to 31/12/2023 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	60 Oban St SOUTH YARRA 3141	\$1,860,000	13/10/2023
2	71 Princes St PRAHRAN 3181	\$1,845,000	13/09/2023
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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:

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Property Type: House - Attached
House N.E.C.
Land Size: 103 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending December 2023: \$2,320,000

Comparable Properties



60 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,860,000
Method: Sold Before Auction
Date: 13/10/2023
Property Type: House (Res)
Land Size: 187 sqm approx



71 Princes St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,845,000
Method: Private Sale
Date: 13/09/2023
Property Type: House
Land Size: 212 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 - Marshall White | P: 03 9822 9999



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