Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/12 York Street, St Kilda West Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$738,000	Pro	operty Type	Unit			Suburb	St Kilda West
Period - From	01/04/2022	to	30/06/2022		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	10/31 York St ST KILDA WEST 3182	\$650,000	17/03/2022
2	7/70 Park St ST KILDA WEST 3182	\$620,000	26/07/2022
3	2/3 Robertson Av ST KILDA 3182	\$608,000	30/07/2022

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:

12/09/2022 10:37









Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price June quarter 2022: \$738,000

Comparable Properties



10/31 York St ST KILDA WEST 3182 (REI)



Price: \$650,000 Method: Sold Before Auction



Date: 17/03/2022 **Property Type:** Apartment

7/70 Park St ST KILDA WEST 3182 (REI)



Price: \$620,000 Method: Private Sale Date: 26/07/2022 Property Type: Apartment

2/3 Robertson Av ST KILDA 3182 (REI)

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Agent Comments

Agent Comments

Agent Comments



Price: \$608,000 Method: Auction Sale Date: 30/07/2022 Property Type: Apartment

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Account - Cayzer | P: 03 9646 0812



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