

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

8/12 YORK STREET ST KILDA WEST VIC 3182

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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

15/12 YORK STREET ST KILDA WEST VIC 3182	\$620,000	09-Nov-23
8/44 FITZROY STREET ST KILDA VIC 3182	\$595,000	04-Apr-24
1/8 HENRY STREET WINDSOR VIC 3181	\$680,000	30-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 15 April 2024



**15/12 YORK STREET ST KILDA
WEST VIC 3182**

 2  1  -

Sold Price

^{RS} **\$620,000**

Sold Date **09-Nov-23**

Distance **0km**



**8/44 FITZROY STREET ST KILDA
VIC 3182**

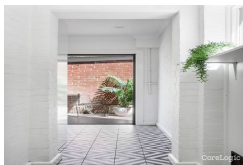
 2  1  -

Sold Price

^{RS} **\$595,000**

Sold Date **04-Apr-24**

Distance **0.52km**



**1/8 HENRY STREET WINDSOR VIC
3181**

 2  1  -

Sold Price

\$680,000

Sold Date **30-Nov-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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