

## 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

9/12 YORK STREET ST KILDA WEST VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Feb 2023

to

31 Jan 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

1/8 HENRY STREET WINDSOR VIC 3181	\$680,000	30-Nov-23
4/26-28 BLESSINGTON STREET ST KILDA VIC 3182	\$700,000	27-Oct-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.

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

Sold Price **\$680,000** Sold Date **30-Nov-23**

2 1 -

Distance **1.09km**



**4/26-28 BLESSINGTON STREET ST KILDA VIC 3182**

Sold Price **\$700,000** Sold Date **27-Oct-23**

2 1 -

Distance **1.7km**

RS = Recent sale      UN = Undisclosed Sale

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