# 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	15/12 York Street, St Kilda West Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$620,000

#### Median sale price

Median price	\$483,000	Pro	perty Type U	nit		Suburb	St Kilda West
Period - From	01/10/2022	to	30/09/2023	s	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.

Ad	dress of comparable property	Price	Date of sale
1	2/61 Blessington St ST KILDA 3182	\$650,000	10/06/2023
2	8/220 Barkly St ST KILDA 3182	\$641,500	27/07/2023
3	3/83 Barkly St ST KILDA 3182	\$630,000	04/07/2023

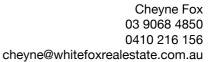
#### OR

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:	23/10/2023 12:55



#### WHITEFOX



**Indicative Selling Price** \$620,000 **Median Unit Price** 

Year ending September 2023: \$483,000





Property Type: Apartment **Agent Comments** 

# Comparable Properties



2/61 Blessington St ST KILDA 3182 (REI/VG)

Price: \$650,000 Method: Auction Sale Date: 10/06/2023

Property Type: Apartment

Agent Comments



8/220 Barkly St ST KILDA 3182 (REI/VG)

Price: \$641,500 Method: Private Sale Date: 27/07/2023

Property Type: Apartment

**Agent Comments** 



3/83 Barkly St ST KILDA 3182 (REI/VG)

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Price: \$630.000 Method: Auction Sale Date: 04/07/2023

Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate | P: 96459699



