

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

15/12 York Street, St Kilda West Vic 3182

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

Property Type Unit

Suburb St Kilda West

Period - From 01/10/2022

to 30/09/2023

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	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

15/12 York Street, St Kilda West Vic 3182

WHITEFOX

Cheyne Fox
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Indicative Selling Price
\$620,000

Median Unit Price
Year ending September 2023: \$483,000



2 1 0

Property Type: Apartment
Agent Comments

Comparable Properties



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

Agent Comments

2 1 -

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



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

Agent Comments

2 2 1

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



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

Agent Comments

2 1 1

Price: \$630,000
Method: Auction Sale
Date: 04/07/2023
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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