

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

7/28 York Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$502,500 Property Type Unit Suburb St Kilda West

Period - From 01/01/2023 to 31/12/2023 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	4/49 Patterson St MIDDLE PARK 3206	\$627,500	10/02/2024
2	6/2a Foster St ST KILDA 3182	\$623,000	08/03/2024
3	9/28 York St ST KILDA WEST 3182	\$600,000	19/01/2024

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:

03/04/2024 09:28



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

Year ending December 2023: \$502,500

Comparable Properties



4/49 Patterson St MIDDLE PARK 3206 (REI/VG) **Agent Comments**

2 1 1

Price: \$627,500

Method: Auction Sale

Date: 10/02/2024

Property Type: Apartment



6/2a Foster St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$623,000

Method: Private Sale

Date: 08/03/2024

Property Type: Apartment



9/28 York St ST KILDA WEST 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 19/01/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336