

# 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

7/31 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)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$630,750

Property Type Unit

Suburb St Kilda West

Period - From 31/05/2021

to

30/05/2022

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 | 5/207 Canterbury Rd ST KILDA WEST 3182 | \$456,000 | 23/02/2022   |
| 2 | 23/72 Patterson St MIDDLE PARK 3206    | \$430,000 | 02/05/2022   |
| 3 | 6/143 Canterbury Rd MIDDLE PARK 3206   | \$420,000 | 30/04/2022   |

**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:

31/05/2022 11:32

7/31 York Street, St Kilda West Vic 3182

THE AGENCY

Brendan Coburn

03 8578 0388

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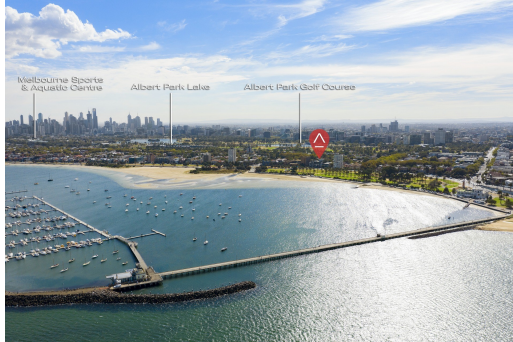
brendancoburn@theagency.com.au

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

31/05/2021 - 30/05/2022: \$630,750



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/207 Canterbury Rd ST KILDA WEST 3182 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$456,000

**Method:** Sold Before Auction

**Date:** 23/02/2022

**Property Type:** Unit



**23/72 Patterson St MIDDLE PARK 3206 (REI)**

Agent Comments

1 1 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 02/05/2022

**Property Type:** Apartment



**6/143 Canterbury Rd MIDDLE PARK 3206 (REI)** Agent Comments

1 1 1

**Price:** \$420,000

**Method:** Auction Sale

**Date:** 30/04/2022

**Property Type:** Apartment

**Account - The Agency Port Phillip** | P: 03 8578 0388



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