

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 3A Young Street, St Kilda East VIC 3183

Indicative selling price

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

Single Price \$785,000

Median sale price

Median price \$610,000

Property type Unit

Suburb St Kilda East

Period - From 01/07/2023

to

30/09/2023

Source REIV

Comparable property sales

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
4/92 William Street, Balaclava	\$788,000	10/11/2023
12/21-23 Brighton Road, St Kilda	\$750,000	12/10/2023
4/31 The Avenue, Balaclava	\$780,000	25/06/2023

This Statement of Information was prepared on: 14 November 2023