

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

9/12 YORK STREET ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Kilda West

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

4/86 BLESSINGTON STREET ST KILDA VIC 3182	\$653,000	29-Nov-23
4/55 CHAPEL STREET ST KILDA VIC 3182	\$700,000	08-Mar-24
14/18 QUEENS ROAD MELBOURNE VIC 3004	\$710,000	01-Dec-23

OR

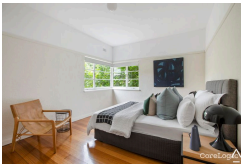
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 March 2024

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4/86 BLESSINGTON STREET ST KILDA VIC 3182

2 1 1

Sold Price

^{RS} **\$653,000**

Sold Date **29-Nov-23**

Distance **1.74km**



4/55 CHAPEL STREET ST KILDA VIC 3182

2 1 1

Sold Price

^{RS} **\$700,000**

Sold Date **08-Mar-24**

Distance **1.8km**



14/18 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price

\$710,000

Sold Date **01-Dec-23**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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