

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

1/20 York Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$625,000 Property Type Unit Suburb St Kilda West

Period - From 24/10/2021 to 23/10/2022 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	1/46 Wellington St ST KILDA 3182	\$863,000	11/08/2022
2	101/19 Queens Rd MELBOURNE 3004	\$862,500	20/08/2022
3	1/13 Loch St ST KILDA WEST 3182	\$857,000	19/05/2022

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:

24/10/2022 10:41



 2
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Rooms: 2

Property Type: Strata Unit/Flat

Land Size: 90 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$880,000

Median Unit Price

24/10/2021 - 23/10/2022: \$625,000

Comparable Properties



1/46 Wellington St ST KILDA 3182 (REI)

Agent Comments

 2
  1
  1

Price: \$863,000

Method: Private Sale

Date: 11/08/2022

Property Type: Apartment



101/19 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 2
  2
  1

Price: \$862,500

Method: Private Sale

Date: 20/08/2022

Property Type: Apartment



1/13 Loch St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$857,000

Method: Auction Sale

Date: 19/05/2022

Property Type: Unit

Account - Cayzer | P: 03 9699 5999



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