

# 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

7/12 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 \$610,000 & \$650,000

### Median sale price

Median price \$583,750 Property Type Unit Suburb St Kilda West

Period - From 27/08/2023 to 26/08/2024 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	8/12 York St ST KILDA WEST 3182	\$660,000	07/05/2024
2	9/12 York St ST KILDA WEST 3182	\$670,000	23/04/2024
3	4/61 Canterbury Rd MIDDLE PARK 3206	\$650,000	16/03/2024

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:

27/08/2024 09:53



2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$610,000 - \$650,000

**Median Unit Price**

27/08/2023 - 26/08/2024: \$583,750

## Comparable Properties



**8/12 York St ST KILDA WEST 3182 (REI)**

**Agent Comments**

2 1 -

**Price:** \$660,000

**Method:**

**Date:** 07/05/2024

**Property Type:** Unit



**9/12 York St ST KILDA WEST 3182 (REI)**

**Agent Comments**

2 1 -

**Price:** \$670,000

**Method:**

**Date:** 23/04/2024

**Property Type:** Apartment



**4/61 Canterbury Rd MIDDLE PARK 3206 (REI)**

**Agent Comments**

2 1 -

**Price:** \$650,000

**Method:**

**Date:** 16/03/2024

**Property Type:** Apartment

**Account - Cayzer | P: 03 9646 0812**



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