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	8/12 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	$662,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	St Kilda West
Period-from	01 Apr 2023	to	31 Mar 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
9/12 YORK STREET ST KILDA WEST VIC 3182	$670,000	23-Apr-24
15/12 YORK STREET ST KILDA WEST VIC 3182	$620,000	09-Nov-23
1/8 HENRY STREET WINDSOR VIC 3181	$680,000	30-Nov-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: 30 April 2024

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9/12 YORK STREET ST KILDA WEST VIC 3182

2 1 -

Sold Price RS **$670,000** UN

Sold Date **23-Apr-24**

Distance **0km**



15/12 YORK STREET ST KILDA WEST VIC 3182

2 1 -

Sold Price RS **$620,000**

Sold Date **09-Nov-23**

Distance **0km**



1/8 HENRY STREET WINDSOR VIC 3181

2 1 -

Sold Price **$680,000**

Sold Date **30-Nov-23**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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