

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

32 York Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$3,007,500 Property Type House Suburb St Kilda West

Period - From 01/04/2022 to 31/03/2023 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	34 Loch St ST KILDA WEST 3182	\$3,425,000	18/03/2023
2	56 York St ST KILDA WEST 3182	\$2,900,000	19/12/2022
3	35 Dinsdale St ALBERT PARK 3206	\$2,500,000	18/03/2023

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:

18/05/2023 16:12



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Property Type: House
Land Size: 312 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median House Price
 Year ending March 2023: \$3,007,500

Comparable Properties



34 Loch St ST KILDA WEST 3182 (REI)

Agent Comments

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Price: \$3,425,000
Method: Sold Before Auction
Date: 18/03/2023
Property Type: House (Res)
Land Size: 390.09 sqm approx



56 York St ST KILDA WEST 3182 (VG)

Agent Comments

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Price: \$2,900,000
Method: Sale
Date: 19/12/2022
Property Type: House - Attached House N.E.C.
Land Size: 220 sqm approx



35 Dinsdale St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,500,000
Method: Sold Before Auction
Date: 18/03/2023
Property Type: House (Res)
Land Size: 237 sqm approx

Account - Cayzer | P: 03 9699 5999