

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

208/315 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,195,000

Median sale price

Median price \$643,500

House

Unit

X

Suburb

St Kilda West

Period - From 01/01/2018

to

31/12/2018

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	61/189 Beaconsfield Pde MIDDLE PARK 3206	\$1,275,000	02/03/2019
2	101/30 The Esplanade ST KILDA 3182	\$1,195,000	01/10/2018
3	1601/499 St Kilda Rd MELBOURNE 3004	\$1,181,000	24/12/2018

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.



Rooms:

Property Type: Apartment

Land Size: 110 approx sqm
approx

Agent Comments

Comparable Properties



61/189 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Apartment



101/30 The Esplanade ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,195,000

Method: Private Sale

Date: 01/10/2018

Rooms: -

Property Type: Apartment

Land Size: 732 sqm approx



1601/499 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments



Price: \$1,181,000

Method: Sale

Date: 24/12/2018

Rooms: -

Property Type: Strata Unit/Flat