

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

19/318 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$320,000 & \$340,000

Median sale price

Median price \$522,000 Property Type Unit Suburb St Kilda West

Period - From 01/10/2018 to 30/09/2019 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	12/23 Irwell St ST KILDA 3182	\$340,000	06/09/2019
2	406/70 Queens Rd MELBOURNE 3004	\$330,000	02/12/2019
3	1/14-16 Fitzroy St ST KILDA 3182	\$325,000	30/07/2019

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: 16/01/2020 16:53



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$340,000

Median Unit Price

Year ending September 2019: \$522,000

Comparable Properties



12/23 Irwell St ST KILDA 3182 (REI/VG)

Agent Comments

1
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Price: \$340,000

Method: Private Sale

Date: 06/09/2019

Property Type: Apartment



406/70 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1
 1
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Price: \$330,000

Method: Sold Before Auction

Date: 02/12/2019

Rooms: 3

Property Type: Apartment



1/14-16 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$325,000

Method: Private Sale

Date: 30/07/2019

Property Type: Apartment