

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

8/323 Beaconsfield Parade 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

or range
between

\$650,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Jun 2020

to

31 May 2021

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

98/632 St Kilda Road Melbourne VIC 3004	\$685,000	09-Apr-21
11/76-80 Grey Street St Kilda VIC 3182	\$705,000	27-Mar-21
7/11 Redan Street St Kilda VIC 3182	\$662,000	18-Jun-21

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: 22 June 2021

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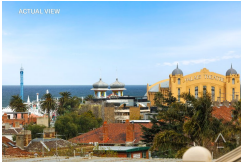


98/632 St Kilda Road Melbourne VIC 3004

2 1 1

Sold Price **\$685,000** Sold Date **09-Apr-21**

Distance **1.18km**



11/76-80 Grey Street St Kilda VIC 3182

2 1 1

Sold Price **\$705,000** Sold Date **27-Mar-21**

Distance **1.24km**



7/11 Redan Street St Kilda VIC 3182

2 1 1

Sold Price ^{RS} **\$662,000** Sold Date **18-Jun-21**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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