

# 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

16/318 Beaconsfield Parade, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$385,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb St Kilda West

Period - From 01/01/2020 to 31/12/2020 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 | 16/72 Patterson St MIDDLE PARK 3206        | \$385,000 | 31/12/2020   |
| 2 | 20/350 Beaconsfield Pde ST KILDA WEST 3182 | \$375,000 | 16/12/2020   |
| 3 | 6/28 Jackson St ST KILDA 3182              | \$360,000 | 06/02/2021   |

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:

06/04/2021 09:21



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$360,000 - \$385,000

**Median Unit Price**

Year ending December 2020: \$660,000

## Comparable Properties



**16/72 Patterson St MIDDLE PARK 3206 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 31/12/2020

**Rooms:** 2

**Property Type:** Apartment



**20/350 Beaconsfield Pde ST KILDA WEST 3182 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 16/12/2020

**Property Type:** Apartment



**6/28 Jackson St ST KILDA 3182 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$360,000

**Method:** Auction Sale

**Date:** 06/02/2021

**Property Type:** Apartment