Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale								
Includ	11/340	Bead	consfield Parade	e, St Kilda W	Vest V	ic 3182				
Indicat	ive selling pri	ce								
For the	meaning of this	price see	con	sumer.vic.gov.a	u/underquo	ting				
Single price \$299,000										
Mediar	sale price									
Media	an price \$577,5	00	Pro	operty Type Ur	nit		Suburb	St Kilda We	st	
Period	I - From 01/07/2	2023	to	30/06/2024	So	ource	REIV			
Compa	ırable propert	y sales	(*De	lete A or B be	elow as ap	plica	ble)			
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property							Pr	rice	Date of sale	
1										
2										
3										
OR										
B*	•	_		epresentative re wo kilometres o	•				•	
	This Statement of Information was prepared on:							16/09/2024 11:58		

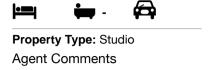






Indicative Selling Price \$299,000 Median Unit Price Year ending June 2024: \$577,500





Comparable Properties

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



