

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

63/313 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

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Apr 2023

to

31 Mar 2024

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

5/75 PARK STREET ST KILDA WEST VIC 3182	\$850,000	15-Feb-24
419/181 FITZROY STREET ST KILDA VIC 3182	\$780,000	04-Feb-24
53/13 ESPLANADE ST KILDA VIC 3182	\$810,000	13-Dec-23

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: 16 April 2024



**5/75 PARK STREET ST KILDA
WEST VIC 3182**

 2  1  1

Sold Price

\$850,000

Sold Date

15-Feb-24

Distance

0.25km



**419/181 FITZROY STREET ST KILDA
VIC 3182**

 2  1  1

Sold Price

\$780,000

Sold Date

04-Feb-24

Distance

1.27km



**53/13 ESPLANADE ST KILDA VIC
3182**

 2  1  1

Sold Price

\$810,000

Sold Date

13-Dec-23

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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