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	307/363 Beaconsfield Parade, St Kilda West Vic 3182
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$280,000	&	\$308,000
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Median sale price

Median price	\$600,000	Pro	perty Type Ur	it		Suburb	St Kilda West
Period - From	01/10/2023	to	30/09/2024	So	ource	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	10/34 Crimea St ST KILDA 3182	\$305,000	26/08/2024
2	6/34 Crimea St ST KILDA 3182	\$295,000	18/08/2024
3	14/40 Waterloo Cr ST KILDA 3182	\$280,000	21/05/2024

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:	13/11/2024 12:00
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Indicative Selling Price \$280,000 - \$308,000 **Median Unit Price** Year ending September 2024: \$600,000



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



10/34 Crimea St ST KILDA 3182 (REI/VG)

Price: \$305,000 Method: Private Sale Date: 26/08/2024 Property Type: Unit

Agent Comments

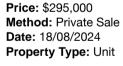


6/34 Crimea St ST KILDA 3182 (REI/VG)





Agent Comments



14/40 Waterloo Cr ST KILDA 3182 (REI/VG)





Price: \$280,000 Method: Private Sale Date: 21/05/2024

Property Type: Apartment

Agent Comments



Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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