

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

202/315 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb St Kilda West

Period - From 01/10/2020

to 30/09/2021

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	71/325 Beaconsfield Pde ST KILDA WEST 3182	\$1,370,000	20/11/2021
2			
3			

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:

20/01/2022 15:43



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



**71/325 Beaconsfield Pde ST KILDA WEST
3182 (REI/VG)**

Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Apartment

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.