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 betweer	\$1,350,000		&		\$1,485,000				
Median sale p	rice								
Median price	\$615,000	Pro	operty Type	Unit			Suburb	St Kilda West	
Period - From	01/10/2020	to	30/09/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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





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Property Type: Divorce/Estate/Family Transfers Agent Comments 0415 061 366 jgleeson@wilsonagents.com.au Indicative Selling Price

\$1,350,000 - \$1,485,000 **Median Unit Price** Year ending September 2021: \$615,000

Comparable Properties



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



Price: \$1,370,000 Method: Auction Sale Date: 20/11/2021 Property Type: Apartment Agent Comments

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 - Wilson | P: 03 9525 4166 | F: 03 9534 0765





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