

# 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

9g/12 Marine Parade, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$790,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2021 to 31/03/2021 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	33/350 Beaconsfield Pde ST KILDA WEST 3182	\$715,000	28/04/2021
2	21/350 Beaconsfield Pde ST KILDA WEST 3182	\$781,000	10/04/2021
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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: 29/06/2021 16:02



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$790,000  
**Median Unit Price**  
March quarter 2021: \$575,000

## Comparable Properties



**33/350 Beaconsfield Pde ST KILDA WEST  
3182 (VG)**

**Agent Comments**

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**Price:** \$715,000  
**Method:** Sale  
**Date:** 28/04/2021  
**Property Type:** Strata Flat - Single OYO Flat

**21/350 Beaconsfield Pde ST KILDA WEST  
3182 (REI)**

**Agent Comments**

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**Price:** \$781,000  
**Method:** Auction Sale  
**Date:** 10/04/2021  
**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.