

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 43/340 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb St Kilda West

Period - From 01/07/2022

to 30/06/2023

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	2/233 Canterbury Rd ST KILDA WEST 3182	\$353,000	30/04/2023
2	6/28 Jackson St ST KILDA 3182	\$350,000	12/07/2023
3	102/173 Barkly St ST KILDA 3182	\$341,000	13/07/2023

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:

07/09/2023 13:56

Dannie Corr
+ 61 3 9534 8014
+61 418 100 226
sales@whiting.com.au

Indicative Selling Price

\$335,000

Median Unit Price

Year ending June 2023: \$520,000



Property Type: Studio Apartment

Agent Comments

Comparable Properties



2/233 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$353,000

Method: Private Sale

Date: 30/04/2023

Property Type: Apartment



6/28 Jackson St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 12/07/2023

Property Type: Apartment



102/173 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$341,000

Method: Private Sale

Date: 13/07/2023

Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014