



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

102/363 Beaconsfield Parade St Kilda West VIC 3182

1 1 -

### Indicative Selling Price

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

Range between \$310,000 & \$340,000

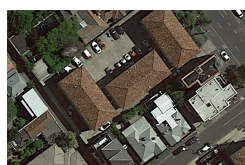
### Median Sale Price

\$516,500 Units in St kilda west between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**31/233-235 Canterbury Road St Kilda West VIC 3182**

1 1 1

Sold Price **\$330,000** Sold Date **10-Apr-19**

Distance **0.28km**

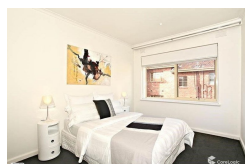


**47/340 Beaconsfield Parade St Kilda West VIC 3182**

1 1 1

Sold Price **\$340,000** Sold Date **16-Feb-19**

Distance **0.45km**



**8/10 Mitford Street St Kilda VIC 3182**

1 1 1

Sold Price **\$337,500** Sold Date **15-May-19**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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