

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

16/340 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

13/225 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$380,000	15-Jul-22
15/207 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$371,000	11-Nov-22
5/233-235 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$330,000	01-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 15 November 2022

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**13/225 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

1 1 1

Sold Price **\$380,000** Sold Date **15-Jul-22**

Distance **0.43km**



**15/207 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

1 1 1

Sold Price ^{RS} **\$371,000** Sold Date **11-Nov-22**

Distance **0.32km**



**5/233-235 CANTERBURY ROAD ST
KILDA WEST VIC 3182**

1 1 1

Sold Price ^{RS} **\$330,000** ^{UN} Sold Date **01-Oct-22**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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