

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

4/318 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$638,750

Property Type

Unit

Suburb

St Kilda West

Period - From

01/04/2021

to

31/03/2022

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	11/313 Beaconsfield Pde ST KILDA WEST 3182	\$425,000	22/04/2022
2	6/318 Beaconsfield Pde ST KILDA WEST 3182	\$415,000	16/02/2022
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:

07/06/2022 13:44



 1  1 

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending March 2022: \$638,750

Comparable Properties



11/313 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

 1  1  -

Price: \$425,000

Method: Private Sale

Date: 22/04/2022

Property Type: Apartment



6/318 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

 1  1  -

Price: \$415,000

Method: Private Sale

Date: 16/02/2022

Property Type: Flat

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 - Woodards | P: 03 9519 8333 | F: 03 9519 8300