

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

214/363 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Single price

\$289,500

Median sale price

Median price

\$511,000

Property Type

Unit

Suburb

St Kilda West

Period - From

01/07/2018

to

30/06/2019

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	11/126 Inkerman St ST KILDA 3182	\$290,000	09/04/2019
2	10/21 Blenheim St BALACLAVA 3183	\$275,000	10/07/2019
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:

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Indicative Selling Price

\$289,500

Median Unit Price

Year ending June 2019: \$511,000



Property Type: Apartment

Agent Comments

Comparable Properties



11/126 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 09/04/2019

Property Type: Apartment



10/21 Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$275,000

Method: Sold Before Auction

Date: 10/07/2019

Rooms: 2

Property Type: Apartment

214/363 Beaconsfield Parade, St Kilda West
does not have a car space

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.