## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 36/340 Beaconsfield Parade, St Kilda West Vic 3182

#### Indicative selling price

For the meaning of this price see co	nsumer.vic.gov.au/underquoting
Single price \$375,000	
Median sale price	

Median price	\$502,500	Pro	perty Type	Unit		Suburb	St Kilda West
Period - From	01/01/2023	to	31/12/2023		Sourc	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

12/04/2024 09:41



**BigginScott** 





**Property Type:** Studio Apartment Agent Comments

Indicative Selling Price \$375,000 Median Unit Price Year ending December 2023: \$502,500

# **Comparable Properties**

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.

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