

## 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

53/313 Beaconsfield Parade, St Kilda West Vic 3182

**Indicative selling price**

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

Range between \$820,000

&

\$900,000

**Median sale price**

Median price \$555,000

House

Unit

X

Suburb

St Kilda West

Period - From 01/04/2017

to

30/06/2017

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		
2		
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.

53/313 Beaconsfield Parade, St Kilda West Vic 3182

Chisholm&Gamon

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**Indicative Selling Price**

\$820,000 - \$900,000

**Median Unit Price**

June quarter 2017: \$555,000



 2  1  1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



21/333 Beaconsfield Pde ST KILDA WEST  
3182 (REI)

Agent Comments

 2  1  1

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** Apartment

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.