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 93/333 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$715,000				
Median sale pr	rice								
Median price	\$632,500	Pro	operty Type	Unit			Suburb	St Kilda West	
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	53/197 Canterbury Rd ST KILDA WEST 3182	\$700,000	30/01/2022
2	23/333 Beaconsfield Pde ST KILDA WEST 3182	\$650,000	10/11/2021
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:

23/03/2022 12:59









Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median Unit Price December quarter 2021: \$632,500

Comparable Properties



53/197 Canterbury Rd ST KILDA WEST 3182 Agent Comments (REI/VG)



Price: \$700,000 Method: Private Sale Date: 30/01/2022 Property Type: Apartment



 23/333 Beaconsfield Pde ST KILDA WEST
 Agent Comments

 3182 (REI/VG)
 Image: 1

 Image: 1
 Image: 1

Price: \$650,000 Method: Sold Before Auction Date: 10/11/2021 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.

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propertydata



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