

# 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 93/333 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 \$650,000 & \$715,000

### Median sale price

Median price \$632,500 Property Type Unit Suburb St Kilda West

Period - From 01/10/2021 to 31/12/2021 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	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



1   1   1

**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)

1   1   1

**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)

1   1   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.

**Account - RT Edgar Albert Park** | P: 03 9699 7222 | F: 03 9699 4545