

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 34/343 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$940,000

&

\$960,000

Median sale price

Median price \$661,000

House

Unit

X

Suburb

St Kilda West

Period - From 01/07/2016

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	7/29 Marine Pde ST KILDA 3182	\$1,000,000	22/04/2017
2	9/29 Marine Pde ST KILDA 3182	\$976,000	20/03/2017
3	15/45 Robe St ST KILDA 3182	\$960,000	22/03/2017

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.



3
 2
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$940,000 - \$960,000

Median Unit Price

Year ending June 2017: \$661,000

Comparable Properties



7/29 Marine Pde ST KILDA 3182 (REI)

Agent Comments

3
 1
 -

Price: \$1,000,000
Method: Sold Before Auction
Date: 22/04/2017
Rooms: -
Property Type: Apartment



9/29 Marine Pde ST KILDA 3182 (REI)

Agent Comments

3
 1
 -

Price: \$976,000
Method: Private Sale
Date: 20/03/2017
Rooms: 4
Property Type: Apartment



15/45 Robe St ST KILDA 3182 (REI/VG)

Agent Comments

2
 2
 3

Price: \$960,000
Method: Private Sale
Date: 22/03/2017
Rooms: -
Property Type: Apartment