

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	34/350 Beaconsfield Parade, St Kilda West Vic 3182
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Indicative selling price

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

Range between	\$645,000	&	\$680,000
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Median sale price

Median price	\$650,000	House		Unit	X	Suburb	St Kilda West
Period - From	01/10/2016	to	30/09/2017	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	1/354 Beaconsfield Pde ST KILDA WEST 3182	\$735,000	01/04/2017
2	1/24 Robe St ST KILDA 3182	\$681,500	01/06/2017
3	402/6 Victoria St ST KILDA 3182	\$635,000	20/07/2017

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.



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$645,000 - \$680,000

Median Unit Price

Year ending September 2017: \$650,000

Comparable Properties



1/354 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG) **Agent Comments**

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Price: \$735,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: Apartment

1/24 Robe St ST KILDA 3182 (VG)

Agent Comments

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Price: \$681,500

Method: Sale

Date: 01/06/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat

402/6 Victoria St ST KILDA 3182 (VG)

Agent Comments

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Price: \$635,000

Method: Sale

Date: 20/07/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat

