

# 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

206/363 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 \$260,000 & \$285,000

### Median sale price

Median price \$480,000 Property Type Unit Suburb St Kilda West

Period - From 16/09/2018 to 15/09/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

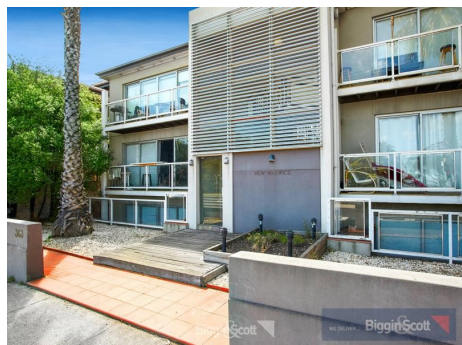
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	308/181-185 St Kilda Rd ST KILDA 3182	\$285,000	10/07/2019
2	403/129 Fitzroy St ST KILDA 3182	\$280,000	29/05/2019
3	117/87 High St PRAHRAN 3181	\$275,000	02/07/2019

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: 16/09/2019 14:38



1 bed 1 bath 0 car

**Property Type:** Apartment  
**Agent Comments**

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**Indicative Selling Price**  
\$260,000 - \$285,000  
**Median Unit Price**  
16/09/2018 - 15/09/2019: \$480,000

## Comparable Properties



**308/181-185 St Kilda Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**

1 bed 1 bath - car

**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 10/07/2019  
**Property Type:** Apartment



**403/129 Fitzroy St ST KILDA 3182 (REI/VG)**

**Agent Comments**

1 bed 1 bath - car

**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 29/05/2019  
**Property Type:** Apartment



**117/87 High St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 bed 1 bath - car

**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 02/07/2019  
**Property Type:** Apartment