

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 31/343 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$651,000 Property Type Unit Suburb St Kilda West

Period - From 01/04/2020 to 31/03/2021 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	45/343-346 Beaconsfield Pde, St Kilda West, Vic 3182, Australia	\$710,000	09/12/2020
2			
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.~~

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Property Type: Apartment

Agent Comments

Two fully robed bedrooms, plus a small mezzanine which provides a room that can be used as an additional study/third bedroom.

Indicative Selling Price

\$690,000 - \$759,000

Median Unit Price

Year ending March 2021: \$651,000

Comparable Properties

45/343-346 Beaconsfield Pde, St Kilda West,
Vic 3182, Australia (REI)

Agent Comments

 2  2  1

Price: \$710,000

Method:

Date: 09/12/2020

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.