

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

44/343 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between

\$800,000

&

\$850,000

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 | 507/5 Alma Rd ST KILDA 3182 | \$840,000 | 06/10/2021 |
| 2 | 31/195 Beaconsfield Pde MIDDLE PARK 3206 | \$830,000 | 25/10/2021 |
| 3 | 14/185 Barkly St ST KILDA 3182 | \$800,000 | 31/01/2022 |

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:

03/03/2022 15:32



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

December quarter 2021: \$632,500

Comparable Properties



507/5 Alma Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$840,000

Method: Sale

Date: 06/10/2021

Property Type: Subdivided Flat - Single OYO Flat

31/195 Beaconsfield Pde MIDDLE PARK 3206 (VG)

Agent Comments



Price: \$830,000

Method: Sale

Date: 25/10/2021

Property Type: Strata Flat - Single OYO Flat



14/185 Barkly St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 31/01/2022

Property Type: Apartment

Land Size: 120 sqm approx

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