

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

18/318 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$615,000 Property Type Unit Suburb St Kilda West

Period - From 01/10/2020 to 30/09/2021 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	5/1 Spenser St ST KILDA 3182	\$450,000	04/11/2021
2	6/8 St Leonards Av ST KILDA 3182	\$437,500	08/09/2021
3	18/10 Acland St ST KILDA 3182	\$417,500	15/10/2021

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: 19/11/2021 10:48



 1
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

Year ending September 2021: \$615,000

Comparable Properties



5/1 Spenser St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  -

Price: \$450,000

Method: Sold Before Auction

Date: 04/11/2021

Property Type: Unit



6/8 St Leonards Av ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$437,500

Method: Private Sale

Date: 08/09/2021

Property Type: Apartment



18/10 Acland St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$417,500

Method: Sold Before Auction

Date: 15/10/2021

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300