## 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

13/355 Beaconsfield Parade, St Kilda West Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	St Kilda West
Period - From	01/04/2024	to	30/06/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	21/350 Beaconsfield Pde ST KILDA WEST 3182	\$925,000	06/05/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

07/08/2024 15:11



### WHIJEFOX





**Property Type:** Agent Comments Cheyne Fox 03 9068 4850 0410 216 156 cheyne@whitefoxrealestate.com.au

> Indicative Selling Price \$900,000 - \$950,000 Median Unit Price June quarter 2024: \$660,000

# **Comparable Properties**



21/350 Beaconsfield Pde ST KILDA WEST 3182 (REI)



Price: \$925,000 Method: Private Sale Date: 06/05/2024 Property Type: Apartment Agent Comments

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.

Account - Whitefox Real Estate | P: 96459699

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