

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

2/354 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$477,500 Property Type Unit Suburb St Kilda West

Period - From 07/11/2022 to 06/11/2023 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	4/41 Marine Pde ST KILDA 3182	\$760,000	23/10/2023
2	12/21-23 Brighton Rd ST KILDA 3182	\$745,000	20/10/2023
3	4/26-28 Blessington St ST KILDA 3182	\$700,000	27/10/2023

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:

07/11/2023 11:27



2
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

07/11/2022 - 06/11/2023: \$477,500

Comparable Properties



4/41 Marine Pde ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$760,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment



12/21-23 Brighton Rd ST KILDA 3182 (REI)

Agent Comments

2
 1
 1

Price: \$745,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: Apartment

Land Size: 87 sqm approx



4/26-28 Blessington St ST KILDA 3182 (REI)

Agent Comments

2
 1
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Price: \$700,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693