

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 43/313 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$875,000 & \$895,000

Median sale price

Median price \$600,000 House Unit X Suburb St Kilda West

Period - From 01/04/2017 to 31/03/2018 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	61/333 Beaconsfield Pde ST KILDA WEST 3182	\$930,000	17/02/2018
2	53/313 Beaconsfield Pde ST KILDA WEST 3182	\$917,000	28/10/2017
3	88/151 Fitzroy St ST KILDA 3182	\$915,000	11/11/2017

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$875,000 - \$895,000

Median Unit Price

Year ending March 2018: \$600,000

Comparable Properties



61/333 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

2
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 1

Price: \$930,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: Apartment



53/313 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

Agent Comments

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 1
 1

Price: \$917,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: Apartment

88/151 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

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Price: \$915,000

Method: Sale

Date: 11/11/2017

Rooms: -

Property Type: Strata Unit/Flat