

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

210/363 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$245,000 & \$265,000

Median sale price

Median price \$651,000 Property Type Unit Suburb St Kilda West

Period - From 01/04/2020 to 31/03/2021 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 | 17/24 Tennyson St ELWOOD 3184 | \$290,000 | 21/01/2021 |
| 2 | 207/363 Beaconsfield Pde ST KILDA WEST 3182 | \$290,000 | 23/11/2020 |
| 3 | | | |

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:

29/04/2021 09:36



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$245,000 - \$265,000

Median Unit Price

Year ending March 2021: \$651,000

Comparable Properties



17/24 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$290,000

Method: Sold Before Auction

Date: 21/01/2021

Property Type: Apartment



207/363 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 23/11/2020

Property Type: Apartment

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.