

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

64/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,500

Property type

Unit

Suburb

St Kilda West

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

44/350-353 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$920,000	19-Nov-23
11/267 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	\$950,000	17-Feb-24

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 6 months.

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**44/350-353 BEACONSFIELD
PARADE ST KILDA WEST VIC 3182**

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Sold Price **\$920,000** Sold Date **19-Nov-23**

Distance **0.3km**



**11/267 BEACONSFIELD PARADE
MIDDLE PARK VIC 3206**

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Sold Price ^{RS} **\$950,000** Sold Date **17-Feb-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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