

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 4/319-320 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$955,000 & \$1,050,500

Median sale price

Median price \$586,250 Property Type Unit Suburb St Kilda West

Period - From 01/07/2024 to 30/09/2024 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 | 13/355 Beaconsfield Pde ST KILDA WEST 3182 | \$916,000 | 23/08/2024 |
| 2 | 22/225 Beaconsfield Pde MIDDLE PARK 3206 | \$1,100,000 | 05/08/2024 |
| 3 | 64/333 Beaconsfield Pde ST KILDA WEST 3182 | \$932,500 | 15/05/2024 |

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: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$955,000 - \$1,050,500
Median Unit Price
September quarter 2024: \$586,250

Comparable Properties



13/355 Beaconsfield Pde ST KILDA WEST 3182 (REI)



Price: \$916,000
Method: Private Sale
Date: 23/08/2024
Property Type: Apartment

Agent Comments

Older Style apartment, 2 x bedroom, 1 x bath, no x car, 0.49 km from subject property



22/225 Beaconsfield Pde MIDDLE PARK 3206 (REI)



Price: \$1,100,000
Method: Private Sale
Date: 05/08/2024
Property Type: Apartment

Agent Comments

1980's style apartment, 0.85km from subject property, Same street



64/333 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)



Price: \$932,500
Method: Private Sale
Date: 15/05/2024
Property Type: Apartment

Agent Comments

2 x bedroom, 1 x bath, 1 x car, 0.15km from subject property, new design and build compared to subject property

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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