

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 44/350 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

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

Range between \$825,000 & \$900,000

Median sale price

Median price \$483,000 Property Type Unit Suburb St Kilda West

Period - From 01/10/2022 to 30/09/2023 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	1/241 Beaconsfield Pde MIDDLE PARK 3206	\$925,000	03/06/2023
2	7A/12 Marine Pde ST KILDA 3182	\$912,888	04/10/2023
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.

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Indicative Selling Price

\$825,000 - \$900,000

Median Unit Price

Year ending September 2023: \$483,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/241 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$925,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit



7A/12 Marine Pde ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$912,888

Method: Sold Before Auction

Date: 04/10/2023

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.

Account - Marshall White | P: 03 9822 9999



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