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

13/347 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

		/
-or the meaning of this	nrica saa consi imar vik	nov au/underauotina
For the meaning of this		.gov.au/unaciquoting

Single price \$1,045,000

Median sale price

Median price	\$660,000	Pro	perty Type Uni	t		Suburb	St Kilda West
Period - From	01/04/2024	to	30/06/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	16/21 Park La SOUTH YARRA 3141	\$1,080,000	23/03/2024
2	2/358 Beaconsfield Pde ST KILDA WEST 3182	\$960,000	16/03/2024
3	904/1 Roy St MELBOURNE 3004	\$1,100,000	15/03/2024

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.

This Statement of Information was prepared on:

17/08/2024 14:51







Property Type: Apartment Agent Comments

Indicative Selling Price \$1,045,000 Median Unit Price June quarter 2024: \$660,000

Comparable Properties



16/21 Park La SOUTH YARRA 3141 (REI/VG)



Price: \$1,080,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment



2/358 Beaconsfield Pde ST KILDA WEST 3182 Agent Comments (REI/VG)



Price: \$960,000 Method: Private Sale Date: 16/03/2024 Property Type: Apartment

904/1 Roy St MELBOURNE 3004 (REI/VG)



Agent Comments

Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 15/03/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.