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	41/343-346 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,000	Property type	Unit	Suburb	St Kilda West
Period-from	01 Jun 2020	to	31 May 2021	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
45/343-346 Beaconsfield Parade St Kilda West VIC 3182	$710,000	09-Dec-20
9/90 Grey Street St Kilda VIC 3182	$705,000	11-Mar-21
7/43-44 Marine Parade St Kilda VIC 3182	$675,000	20-Feb-21

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.~~

This Statement of Information was prepared on: 24 June 2021

Stephanie Evans
M 0420215919
E stephanie.evans@belleproperty.com

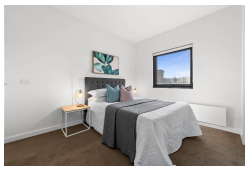


45/343-346 Beaconsfield Parade St Kilda West VIC 3182

2 2 1

Sold Price **$710,000** Sold Date **09-Dec-20**

Distance **-**



9/90 Grey Street St Kilda VIC 3182

2 2 1

Sold Price **$705,000** Sold Date **11-Mar-21**

Distance **1km**



7/43-44 Marine Parade St Kilda VIC 3182

2 2 1

Sold Price **$675,000** Sold Date **20-Feb-21**

Distance **1.81km**

RS = Recent sale **UN** = Undisclosed Sale

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