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	103/315 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	$1,590,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$587,500	Property type	Unit	Suburb	St Kilda West
Period-from	01 Sep 2020	to	31 Aug 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
81/189-191 Beaconsfield Parade Middle Park VIC 3206	$1,425,000	26-Jun-21
8/123 Beaconsfield Parade Albert Park VIC 3206	$1,551,000	19-Jun-21
17/225 Beaconsfield Parade Middle Park VIC 3206	$1,600,000	17-Apr-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: 27 September 2021

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81/189-191 Beaconsfield Parade Middle Park VIC 3206

2 1 2

Sold Price RS $1,425,000 Sold Date 26-Jun-21

Distance 1.08km



8/123 Beaconsfield Parade Albert Park VIC 3206

2 2 1

Sold Price RS $1,551,000 Sold Date 19-Jun-21

Distance 1.67km



17/225 Beaconsfield Parade Middle Park VIC 3206

2 2 1

Sold Price RS $1,600,000 Sold Date 17-Apr-21

Distance 0.8km

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

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