STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

22/325 Beaconsfield Parade, St Kilda West, VIC 3182

Indicative selling price

Single Price or Range between

$1,020,000

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

Median sale price

Median Price	Property Type	Suburb
$495,000	Unit	ST KILDA WEST

Period From	Period To	Source
20/05/2019	20/11/2019	Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



1303/576-578 ST KILDA ROAD MELBOURNE — 2 2 2

Price $1,010,000
Date of Sale 16/11/2019
Land 0 sqm



103/30 THE ESPLANADE ST KILDA — 2 2 2

Price $1,035,000
Date of Sale 13/11/2019
Land 732 sqm



208/315 BEACONSFIELD PARADE ST KILDA WEST — 2 2 2

Price $1,150,000
Date of Sale 04/07/2019
Land 3180 sqm

Prepared 20/11/2019