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<br>Including suburb and postcode | 307/348 Beaconsfield Parade, St Kilda West Vic 3182 |

## Indicative selling price

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

Range between $690,000 & $730,000

## Median sale price

Median price $566,000 Property Type Unit Suburb St Kilda West

Period - From 12/06/2023 to 11/06/2024 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 | 41/350 Beaconsfield Pde ST KILDA WEST 3182 | $730,000 | 16/05/2024 |
| 2 | 8/6 Woonsocket Ct ST KILDA 3182 | $730,000 | 03/04/2024 |
| 3 | 4/89A Alma Rd ST KILDA EAST 3183 | $720,000 | 01/06/2024 |

**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: 12/06/2024 09:20

# 307/348 Beaconsfield Parade, St Kilda West Vic 3182



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$690,000 - $730,000
**Median Unit Price**
12/06/2023 - 11/06/2024: $566,000

## Comparable Properties



**41/350 Beaconsfield Pde ST KILDA WEST 3182 (REI)**

2 1 1

**Price:** $730,000
**Method:** Private Sale
**Date:** 16/05/2024
**Property Type:** Unit

Agent Comments



**8/6 Woonsocket Ct ST KILDA 3182 (REI)**

2 1 1

**Price:** $730,000
**Method:** Sold Before Auction
**Date:** 03/04/2024
**Property Type:** Apartment

Agent Comments



**4/89A Alma Rd ST KILDA EAST 3183 (REI)**

2 1 1

**Price:** $720,000
**Method:** Auction Sale
**Date:** 01/06/2024
**Property Type:** Apartment

Agent Comments

**Account** - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222

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