

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 | 34/343 Beaconsfield Parade, St Kilda West Vic 3182 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$950 | ,000 | & | \$995,000 |
|---------------------|------|---|-----------|
|---------------------|------|---|-----------|

Median sale price

| Median price | \$661,000 | Hou | se | Unit | Х | Suburb | St Kilda West |
|---------------|------------|-----|------------|------|--------|--------|---------------|
| Period - From | 01/07/2016 | to | 30/06/2017 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1 | 7/29 Marine Pde ST KILDA 3182 | \$1,000,000 | 22/04/2017 |
| 2 | 9/29 Marine Pde ST KILDA 3182 | \$976,000 | 20/03/2017 |
| 3 | 15/45 Robe St ST KILDA 3182 | \$960,000 | 22/03/2017 |

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.

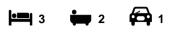




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hockingstuart





Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$950,000 - \$995,000 Median Unit Price Year ending June 2017: \$661,000

Comparable Properties



7/29 Marine Pde ST KILDA 3182 (REI)

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6

Price: \$1,000,000

Method: Sold Before Auction

Date: 22/04/2017

Rooms: -

Property Type: Apartment

Agent Comments



9/29 Marine Pde ST KILDA 3182 (REI)

Price: \$976,000 **Method:** Private Sale **Date:** 20/03/2017

Rooms: 4

Property Type: Apartment

Agent Comments



15/45 Robe St ST KILDA 3182 (REI/VG)

-2

Price: \$960,000 **Method:** Private Sale **Date:** 22/03/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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