

## 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 34/343 Beaconsfield Parade, St Kilda West Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$661,000 House  Unit X 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.

	Address 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.



Actual View

3   2   1

**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)

Agent Comments

3   1   -

**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** Apartment



9/29 Marine Pde ST KILDA 3182 (REI)

Agent Comments

3   1   -

**Price:** \$976,000  
**Method:** Private Sale  
**Date:** 20/03/2017  
**Rooms:** 4  
**Property Type:** Apartment



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

Agent Comments

2   2   3

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 22/03/2017  
**Rooms:** -  
**Property Type:** Apartment