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

13/325 Beaconsfield Parade, St Kilda West Vic 3182

Indicative selling price

Single price \$1,495,000

Median sale price

Median price	\$632,500	Pro	perty Type Uni	t		Suburb	St Kilda West
Period - From	01/10/2021	to	31/12/2021	Sou	urce	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	204/88 Beaconsfield Pde ALBERT PARK 3206	\$1,550,000	16/02/2022
2	103/315 Beaconsfield Pde ST KILDA WEST 3182	\$1,500,000	05/11/2021
3	71/325 Beaconsfield Pde ST KILDA WEST 3182	\$1,370,000	20/11/2021

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:

28/02/2022 15:37









Property Type: Apartment Agent Comments Indicative Selling Price \$1,495,000 Median Unit Price December quarter 2021: \$632,500

Comparable Properties



204/88 Beaconsfield Pde ALBERT PARK 3206 Agent Comments (REI) Price: \$1,550,000



103/315 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 05/11/2021 Property Type: Apartment

Method: Private Sale Date: 16/02/2022

Property Type: Apartment



71/325 Beaconsfield Pde ST KILDA WEST 3182 (REI)

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Agent Comments

Price: \$1,370,000 Method: Auction Sale Date: 20/11/2021 Property Type: Apartment

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Account - Cayzer | P: 03 9646 0812

propertydata



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