

## 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 305/348 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 \$700,000 & \$770,000

#### Median sale price

Median price \$782,000 House Unit X Suburb St Kilda West

Period - From 01/01/2018 to 31/03/2018 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	8/358 Beaconsfield Pde ST KILDA WEST 3182	\$850,000	17/03/2018
2	110/315-317 Beaconsfield Pde ST KILDA WEST 3182	\$782,500	24/10/2017
3	104/348 Beaconsfield Pde ST KILDA WEST 3182	\$782,000	03/03/2018

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.



2   1   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
March quarter 2018: \$782,000

## Comparable Properties



**8/358 Beaconsfield Pde ST KILDA WEST 3182 (REI)**   **Agent Comments**

2   2   1

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 17/03/2018  
**Rooms:** 4  
**Property Type:** Apartment



**110/315-317 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$782,500  
**Method:** Private Sale  
**Date:** 24/10/2017  
**Rooms:** 4  
**Property Type:** Apartment



**104/348 Beaconsfield Pde ST KILDA WEST 3182 (REI)**   **Agent Comments**

2   2   1

**Price:** \$782,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** 4  
**Property Type:** Apartment