

# 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 47/343 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 \$550,000 & \$600,000

### Median sale price

Median price \$483,000 Property Type Unit Suburb St Kilda West

Period - From 01/10/2022 to 30/09/2023 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	712/163 Fitzroy St ST KILDA 3182	\$599,500	29/08/2023
2	1203/81 Queens Rd MELBOURNE 3004	\$585,000	30/08/2023
3	43/197 Canterbury Rd ST KILDA WEST 3182	\$570,000	28/10/2023

**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: 23/11/2023 10:26



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**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending September 2023: \$483,000

## Comparable Properties

**712/163 Fitzroy St ST KILDA 3182 (VG)**

Agent Comments

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**Price:** \$599,500

**Method:** Sale

**Date:** 29/08/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**1203/81 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

 1  
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**Price:** \$585,000

**Method:** Private Sale

**Date:** 30/08/2023

**Property Type:** Apartment



**43/197 Canterbury Rd ST KILDA WEST 3182 (REI)**

Agent Comments

 1  
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**Price:** \$570,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** Unit

Account - Cayzer | P: 03 9699 5999