

# 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 72/333 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 \$480,000 & \$510,000

### Median sale price

Median price \$537,500 Property Type Unit Suburb St Kilda West

Period - From 22/02/2023 to 21/02/2024 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	13/333 Beaconsfield Pde ST KILDA WEST 3182	\$530,000	31/08/2023
2	12/321 Beaconsfield Pde ST KILDA WEST 3182	\$505,000	16/09/2023
3			

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: 22/02/2024 14:47

**Indicative Selling Price**

\$480,000 - \$510,000

**Median Unit Price**

22/02/2023 - 21/02/2024: \$537,500



 1  1  1

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**13/333 Beaconsfield Pde ST KILDA WEST  
3182 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$530,000

**Method:** Sale

**Date:** 31/08/2023

**Property Type:** Strata Unit/Flat



**12/321 Beaconsfield Pde ST KILDA WEST  
3182 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$505,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** Unit

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.

**Account - Chisholm & Gamon** | P: 03 9531 1245 | F: 03 9531 3748