

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

8 WEST BEACH ROAD ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,750,000

&

\$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,020,000

Property type

House

Suburb

St Kilda West

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

29 FRASER STREET MIDDLE PARK VIC 3206	\$1,880,888	29-Aug-23
121 PEEL STREET WINDSOR VIC 3181	\$1,835,000	26-Aug-23
101 WRIGHT STREET MIDDLE PARK VIC 3206	\$1,820,000	15-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 09 October 2023



29 FRASER STREET MIDDLE PARK VIC 3206 Sold Price ^{RS} **\$1,880,888** ^{UN} Sold Date **29-Aug-23**

 3  1  -

Distance **0.8km**



121 PEEL STREET WINDSOR VIC 3181 Sold Price ^{RS} **\$1,835,000** ^{UN} Sold Date **26-Aug-23**

 3  2  1

Distance **1.36km**



101 WRIGHT STREET MIDDLE PARK VIC 3206 Sold Price **\$1,820,000** Sold Date **15-Jun-23**

 3  1  -

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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