

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
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,495,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

St Kilda West

Period - From

01/10/2021

to

31/12/2021

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	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



 3
  2
  1

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)

 2
  2
  2

Price: \$1,550,000
Method: Private Sale
Date: 16/02/2022
Property Type: Apartment



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

 2
  2
  2

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



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

 2
  1
  1

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

Account - Cayzer | P: 03 9646 0812