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	296 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,687,500 Property Type House Suburb St Kilda West

Period - From 01/07/2023 to 30/06/2024 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	297 Canterbury Rd ST KILDA WEST 3182	$1,425,000	21/05/2024
2	295 Canterbury Rd ST KILDA WEST 3182	$1,445,000	18/05/2024
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: 18/09/2024 09:16

296 Canterbury Road, St Kilda West Vic 3182



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending June 2024: $2,687,500

Comparable Properties



297 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

3 2 1

Price: $1,425,000
Method: Private Sale
Date: 21/05/2024
Property Type: House (Res)
Land Size: 129 sqm approx

Agent Comments



295 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

3 2 1

Price: $1,445,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 127 sqm approx

Agent Comments

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 - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393

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