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	22/352 Canterbury Road, St Kilda Vic 3182

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $610,000 Property Type Unit Suburb St Kilda

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	407/135 Inkerman St ST KILDA 3182	$520,000	24/11/2021
2	305C/3 Greeves St ST KILDA 3182	$517,500	22/10/2021
3	305/3 Greeves St ST KILDA 3182	$517,500	22/10/2021

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: 01/02/2022 10:39

22/352 Canterbury Road, St Kilda Vic 3182



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
December quarter 2021: $610,000

Comparable Properties



407/135 Inkerman St ST KILDA 3182 (REI/VG)

2 1 1

Price: $520,000
Method: Private Sale
Date: 24/11/2021
Property Type: Apartment

Agent Comments



305C/3 Greeves St ST KILDA 3182 (VG)

2 - -

Price: $517,500
Method: Sale
Date: 22/10/2021
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



305/3 Greeves St ST KILDA 3182 (REI)

2 1 1

Price: $517,500
Method: Private Sale
Date: 22/10/2021
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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