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	13/225 CANTERBURY 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	$399,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	St Kilda West
Period-from	01 Jun 2021	to	31 May 2022	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
18/10 ACLAND STREET ST KILDA VIC 3182	$417,500	15-Oct-21
3/14 DEAKIN STREET ST KILDA WEST VIC 3182	$460,000	06-Feb-22
14/8 CHARNWOOD GROVE ST KILDA VIC 3182	$407,500	30-Mar-22

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: 06 June 2022

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18/10 ACLAND STREET ST KILDA VIC 3182

1 1 1

Sold Price **$417,500** Sold Date **15-Oct-21**

Distance **-**



3/14 DEAKIN STREET ST KILDA WEST VIC 3182

1 1 1

Sold Price **$460,000** Sold Date **06-Feb-22**

Distance **0.1km**



14/8 CHARNWOOD GROVE ST KILDA VIC 3182

1 1 1

Sold Price **$407,500** Sold Date **30-Mar-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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