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	71/197 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~~		or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$631,250	Property type	Unit	Suburb	St Kilda West
Period-from	01 Sep 2021	to	31 Aug 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
21/313 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	$590,000	09-Aug-22
608/6 VICTORIA STREET ST KILDA VIC 3182	$600,000	11-May-22
64/189-191 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	$720,000	18-Jun-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: 26 September 2022

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21/313 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

1 1 1

Sold Price **$590,000** Sold Date **09-Aug-22**

Distance **0.41km**



608/6 VICTORIA STREET ST KILDA VIC 3182

1 1 1

Sold Price **$600,000** Sold Date **11-May-22**

Distance **1.04km**



64/189-191 BEACONSFIELD PARADE MIDDLE PARK VIC 3206

1 1 1

Sold Price **$720,000** Sold Date **18-Jun-22**

Distance **1.31km**

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

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