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	276 Canterbury Road, Albert Park Vic 3206

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $2,480,000 Property Type House Suburb Albert Park

Period - From 01/07/2024 to 30/09/2024 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	296 Canterbury Rd ST KILDA WEST 3182	$1,425,000	21/09/2024
2	273 Canterbury Rd ST KILDA WEST 3182	$1,700,000	10/08/2024
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: 14/11/2024 16:30

276 Canterbury Road, Albert Park Vic 3206



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Property Type:
Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
September quarter 2024: $2,480,000

Comparable Properties



296 Canterbury Rd ST KILDA WEST 3182 (REI)

3 2 1

Agent Comments

Price: $1,425,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)



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

4 2 1

Agent Comments

Price: $1,700,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)
Land Size: 136 sqm approx

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 - Marshall White | P: 03 9822 9999

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