

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

8/211 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Nov 2023

to

31 Oct 2024

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

32/82 PARK STREET ST KILDA WEST VIC 3182	\$450,000	30-Sep-24
7/108 PARK STREET ST KILDA WEST VIC 3182	\$465,000	04-Sep-24
6/136 PARK STREET ST KILDA WEST VIC 3182	\$470,000	08-Jul-24

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.

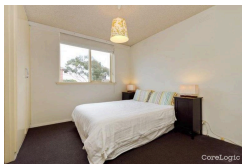
This Statement of Information was prepared on: 21 November 2024

**32/82 PARK STREET ST KILDA
WEST VIC 3182**

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Sold Price **\$450,000** Sold Date **30-Sep-24**Distance **0.26km****7/108 PARK STREET ST KILDA
WEST VIC 3182**

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Sold Price **\$465,000** Sold Date **04-Sep-24**Distance **0.4km****6/136 PARK STREET ST KILDA
WEST VIC 3182**

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Sold Price **\$470,000** Sold Date **08-Jul-24**Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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