

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

5/236 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb St Kilda West

Period - From 01/10/2020

to 31/12/2020

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	11/211 Canterbury Rd ST KILDA WEST 3182	\$460,000	21/02/2021
2	1/43 Park St ST KILDA WEST 3182	\$450,000	13/02/2021
3	16/11 Burnett St ST KILDA 3182	\$440,000	23/02/2021

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:

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Rooms: 2
Property Type: Apartment
Land Size: 42 sqm approx
Agent Comments

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Indicative Selling Price
\$430,000 - \$470,000
Median Unit Price
December quarter 2020: \$770,000

Comparable Properties



11/211 Canterbury Rd ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$460,000
Method: Auction Sale
Date: 21/02/2021
Property Type: Apartment



1/43 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$450,000
Method: Auction Sale
Date: 13/02/2021
Property Type: Apartment



16/11 Burnett St ST KILDA 3182 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 23/02/2021
Property Type: Apartment