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	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$430,000		&		\$470,000			
Median sale p	rice							
Median price	\$770,000	Pro	operty Type	Unit			Suburb	St Kilda West
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress 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:

22/03/2021 17:35









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

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

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 Agent Comments (REI)



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

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

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Agent Comments





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

16/11 Burnett St ST KILDA 3182 (REI) **1** 1

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

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.