# 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

23/233 Canterbury Road, St Kilda West Vic 3182

## Indicative selling price

For the meaning of this		

Single price \$375,000

#### Median sale price

Median price	\$577,500	Pro	operty Type Unit	t		Suburb	St Kilda West
Period - From	01/07/2023	to	30/06/2024	Sou	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.

Ado	dress of comparable property	Price	Date of sale
1	15/1 Park St ST KILDA WEST 3182	\$371,000	08/08/2024
2	6/102 Park St ST KILDA WEST 3182	\$360,000	20/07/2024
3	15/47 Brighton Rd ST KILDA 3182	\$372,000	28/05/2024

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:

13/08/2024 14:10







Rooms: 3 Property Type: Flat Agent Comments

**Indicative Selling Price** \$375,000 **Median Unit Price** Year ending June 2024: \$577,500

# **Comparable Properties**



15/1 Park St ST KILDA WEST 3182 (REI)

6/102 Park St ST KILDA WEST 3182 (REI)



Price: \$371,000 Method: Private Sale Date: 08/08/2024 Property Type: Unit

Agent Comments

Agent Comments



Price: \$360,000 Method: Private Sale Date: 20/07/2024

1

Property Type: Apartment

15/47 Brighton Rd ST KILDA 3182 (REI/VG)



Agent Comments



Price: \$372,000 Method: Private Sale Date: 28/05/2024 Property Type: Apartment

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.