

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 price see consumer.vic.gov.au/underquoting

Single price \$375,000

Median sale price

Median price \$577,500

Property Type Unit

Suburb St Kilda West

Period - From 01/07/2023

to 30/06/2024

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	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)

Agent Comments



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



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

Agent Comments



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

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