

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

8/143 Canterbury Road, Middle Park

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$465,000

### Median sale price

Median price	\$735,000	Unit	Suburb
Period - From	1/02/2019	to	1/08/2019
Source	REIV		

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Elwood estate agent and James Meldrum consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/5 Mary Street St Kilda West	\$465,000	23/06/2019
2 47/352 Canterbury Road, St Kilda	\$455,000	18/02/2019
3 4/5-7 Harold Street, Middle Park	\$427,500	09/02/2019

OR