

## 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

14/352 CANTERBURY ROAD ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

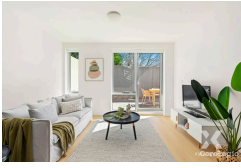
9/352 CANTERBURY ROAD ST KILDA VIC 3182	475000	18-Sep-23
1606/3-5 ST KILDA ROAD ST KILDA VIC 3182	465000	19-Jan-24
53/352 CANTERBURY ROAD ST KILDA VIC 3182	470000	02-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 10 February 2024

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**9/352 CANTERBURY ROAD ST  
 KILDA VIC 3182**

1 1 1

Sold Price **475000** Sold Date **18-Sep-23**

Distance **-**

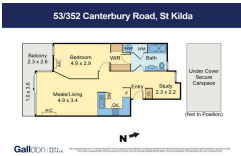


**1606/3-5 ST KILDA ROAD ST  
 KILDA VIC 3182**

1 1 1

Sold Price <sup>RS</sup> **465000** Sold Date **19-Jan-24**

Distance **0.58km**



**53/352 CANTERBURY ROAD ST  
 KILDA VIC 3182**

1 1 1

Sold Price **470000** Sold Date **02-Oct-23**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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