

Bradley Perin
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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	28/233 Canterbury Road, St Kilda Vic 3182
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$290,000	&	\$315,000
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Median sale price

Median price	\$539,000	House		Unit	X	Suburb	St Kilda
Period - From	01/04/2018	to	30/06/2018	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	14/50 Wellington St ST KILDA 3182	\$315,000	11/05/2018
2	1025/572 St Kilda Rd MELBOURNE 3004	\$311,000	07/04/2018
3	216/173 Barkly St ST KILDA 3182	\$295,000	24/05/2018

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.

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$290,000 - \$315,000
Median Unit Price
June quarter 2018: \$539,000

Comparable Properties



14/50 Wellington St ST KILDA 3182 (REI)

Agent Comments

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Price: \$315,000
Method: Private Sale
Date: 11/05/2018
Rooms: -
Property Type: Apartment

1025/572 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

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Price: \$311,000
Method: Private Sale
Date: 07/04/2018
Rooms: 3
Property Type: Apartment

216/173 Barkly St ST KILDA 3182 (REI)

Agent Comments

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Price: \$295,000
Method: Private Sale
Date: 24/05/2018
Rooms: 2
Property Type: Apartment