

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

8/233-235 CANTERBURY ROAD ST KILDA WEST VIC 3182

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

St Kilda West

Period-from

01 Aug 2023

to

31 Jul 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

7/225 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$410,000	08-Jul-24
18/41 PARK STREET ST KILDA WEST VIC 3182	\$405,000	07-Apr-24
1/233-235 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$395,000	21-May-24

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: 12 August 2024

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**7/225 CANTERBURY ROAD ST
 KILDA WEST VIC 3182**

1 1 1

Sold Price

^{RS} **\$410,000**

Sold Date **08-Jul-24**

Distance **0.21km**



**18/41 PARK STREET ST KILDA
 WEST VIC 3182**

1 1 1

Sold Price

\$405,000

Sold Date **07-Apr-24**

Distance **0.39km**



**1/233-235 CANTERBURY ROAD ST
 KILDA WEST VIC 3182**

1 1 -

Sold Price

^{RS} **\$395,000**

Sold Date **21-May-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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