

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

43/197 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Oct 2022

to

30 Sep 2023

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

12/321 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$505,000	16-Sep-23
13/333 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$530,000	31-Aug-23
36/350-353 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$675,000	03-Jul-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: 03 October 2023



**12/321 BEACONSFIELD PARADE ST
KILDA WEST VIC 3182**

 1  1  1

^{RS} **\$505,000** Sold Date **16-Sep-23**

Distance **0.35km**



**13/333 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

 1  1  1

Sold Price **\$530,000** Sold Date **31-Aug-23**

Distance **0.33km**



**36/350-353 BEACONSFIELD
PARADE ST KILDA WEST VIC 3182**

 1  1  1

Sold Price **\$675,000** Sold Date **03-Jul-23**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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