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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 31/233 Canterbury Road, St Kilda West Vic 3182

### Indicative selling price

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

Range between \$310,000 & \$340,000

### Median sale price

Median price \$518,000 House Unit X Suburb St Kilda West  
Period - From 01/10/2018 to 31/12/2018 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	47/340 Beaconsfield Pde ST KILDA WEST 3182	\$340,000	16/02/2019
2	3/79 Alma Rd ST KILDA 3182	\$330,000	21/10/2018
3	28/233 Canterbury Rd ST KILDA 3182	\$315,000	18/10/2018

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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**Indicative Selling Price**

\$310,000 - \$340,000

**Median Unit Price**

December quarter 2018: \$518,000



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**Rooms:** 2

**Property Type:** Flat

Agent Comments

## Comparable Properties



**47/340 Beaconsfield Pde ST KILDA WEST  
3182 (REI)**

Agent Comments

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**Price:** \$340,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** -

**Property Type:** Apartment



**3/79 Alma Rd ST KILDA 3182 (REI/VG)**

Agent Comments

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**Price:** \$330,000

**Method:** Auction Sale

**Date:** 21/10/2018

**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 981 sqm approx



**28/233 Canterbury Rd ST KILDA 3182 (REI)**

Agent Comments

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**Price:** \$315,000

**Method:** Sold Before Auction

**Date:** 18/10/2018

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 1690 sqm approx