

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 6 / 143 CANTERBURY ROAD, MIDDLE PARK VIC 3206

Indicative selling price

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

Range between: \$399,000 & \$438,900

Median sale price

Median price Unavailable Property type Unit Suburb MIDDLE PARK VIC 3206

Period - From 28/02/2021 to 28/02/2022 Source www.realestate.com.au

Comparable property sales

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. 8/31 Eildon Street, St. Kilda Vic 3182	\$415,000	12/01/2022
2. 5/12 Fitzroy Street, St. Kilda Vic 3182	\$430,000	24/01/2022
3. 14/207 Canterbury Road, St. Kilda West Vic 3182	\$435,000	28/12/2021

This Statement of Information was prepared on: 23/03/2022