

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

15/206 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$650,000

House

Unit

X

Suburb

St Kilda West

Period - From 01/10/2016

to

30/09/2017

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	4/244 Barkly St ST KILDA 3182	\$340,000	18/10/2017
2	19/50 Carlisle St ST KILDA 3182	\$290,515	13/10/2017
3	6/55 Barkly St ST KILDA 3182	\$290,000	16/05/2017

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: 3**Property Type:** Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending September 2017: \$650,000

A superb opportunity to secure a well positioned refurbished apartment, within walking distance to Fitzroy Street, St Kilda Beach, Albert Park and city transport. This elevated apartment is located at the rear of the building, comprising a spacious bedroom with a bright northerly aspect, lounge through to balcony, and separate kitchen/meals area. Perfect investment or first home.

Comparable Properties

**4/244 Barkly St ST KILDA 3182 (REI)**

Agent Comments

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Price: \$340,000**Method:** Private Sale**Date:** 18/10/2017**Rooms:** -**Property Type:** Apartment**19/50 Carlisle St ST KILDA 3182 (REI)**

Agent Comments

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Price: \$290,515**Method:** Private Sale**Date:** 13/10/2017**Rooms:** -**Property Type:** Apartment**6/55 Barkly St ST KILDA 3182 (REI)**

Agent Comments

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Price: \$290,000**Method:** Private Sale**Date:** 16/05/2017**Rooms:** 3**Property Type:** Apartment