

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 56/352 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$661,000 House Unit X Suburb St Kilda West

Period - From 01/07/2016 to 30/06/2017 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	207/10 Hillingdon PI PRAHRAN 3181	\$671,000	24/07/2017
2	407/7 Greeves St ST KILDA 3182	\$630,000	15/07/2017
3	45/151 Fitzroy St ST KILDA 3182	\$624,950	08/08/2017

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.~~

56/352 Canterbury Road, St Kilda West Vic 3182



 2  2  2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
Year ending June 2017: \$661,000

Comparable Properties



207/10 Hillingdon PI PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$671,000
Method: Private Sale
Date: 24/07/2017
Rooms: 3
Property Type: Apartment



407/7 Greeves St ST KILDA 3182 (REI)

Agent Comments

 2  2  1

Price: \$630,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 4
Property Type: Apartment



45/151 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$624,950
Method: Private Sale
Date: 08/08/2017
Rooms: 3
Property Type: Apartment