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

Period - From 01/07/2016

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

Range betweer	\$630,000	&	& [\$690,000					
Median sale price										
Median price	\$661,000	House	Ur	nit	Х		Suburb	St Kilda West		
Г									٦	

Source REIV

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2017

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.

Ad	dress 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.

Account - R T Edgar | P: 03 9592 9299 | F: 03 9592 8234

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

56/352 Canterbury Road, St Kilda West Vic 3182





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)



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

Agent Comments

407/7 Greeves St ST KILDA 3182 (REI)

Agent Comments



2 2

Property Type: Apartment

45/151 Fitzroy St ST KILDA 3182 (REI)



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

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