

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

7/207 CANTERBURY ROAD ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,500

Property type

Unit

Suburb

St Kilda West

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

3/76-80 GREY STREET ST KILDA VIC 3182	\$570,000	16-May-23
6/70 PARK STREET ST KILDA WEST VIC 3182	\$620,000	29-Apr-23
1/17 BURNETT STREET ST KILDA VIC 3182	\$525,000	21-Mar-23

OR

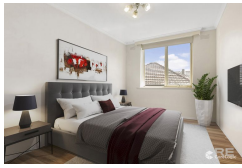
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 July 2023

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**3/76-80 GREY STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

^{RS} **\$570,000**

 Sold Date **16-May-23**

 Distance **0.95km**

**6/70 PARK STREET ST KILDA
WEST VIC 3182**

2 1 1

Sold Price

^{RS} **\$620,000**

 Sold Date **29-Apr-23**

 Distance **0.2km**

**1/17 BURNETT STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

^{RS} **\$525,000**

 Sold Date **21-Mar-23**

 Distance **0.88km**
RS = Recent sale

UN = Undisclosed Sale

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