

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

11/197 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$570,000 Property Type Unit Suburb St Kilda West

Period - From 01/10/2022 to 31/12/2022 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	5F/12 Marine Pde ST KILDA 3182	\$530,000	18/11/2022
2	2/50 Fitzroy St ST KILDA 3182	\$522,000	10/12/2022
3	77/431 St Kilda Rd MELBOURNE 3004	\$505,000	04/03/2023

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.~~

This Statement of Information was prepared on:

04/04/2023 15:21



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

December quarter 2022: \$570,000

Comparable Properties



5F/12 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

 1  -  -

Price: \$530,000

Method: Private Sale

Date: 18/11/2022

Property Type: Apartment



2/50 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$522,000

Method: Private Sale

Date: 10/12/2022

Property Type: Unit



77/431 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 1  1  1

Price: \$505,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000