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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	St Kilda West
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ade	dress 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









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)



Price: \$530,000 Method: Private Sale Date: 18/11/2022 Property Type: Apartment Agent Comments



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

Agent Comments

Agent Comments





Price: \$522,000 Method: Private Sale Date: 10/12/2022 Property Type: Unit

77/431 St Kilda Rd MELBOURNE 3004 (REI)



Price: \$505,000

Method: Auction Sale Date: 04/03/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



propertydata

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