

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 183 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,420,000 House X Unit Suburb St Kilda West

Period - From 01/10/2016 to 30/09/2017 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	81 Erskine St MIDDLE PARK 3206	\$2,090,000	26/08/2017
2	146 Canterbury Rd MIDDLE PARK 3206	\$1,925,000	28/10/2017
3	194 Canterbury Rd ST KILDA WEST 3182	\$1,820,000	24/06/2017

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.~~



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Rooms:
Property Type: House
Land Size: 300 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 Year ending September 2017: \$2,420,000

Comparable Properties



81 Erskine St MIDDLE PARK 3206 (REI)

Agent Comments

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Price: \$2,090,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 202 sqm approx



146 Canterbury Rd MIDDLE PARK 3206 (REI)

Agent Comments

3 1 1

Price: \$1,925,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: House (Res)



194 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

Agent Comments

3 2 -

Price: \$1,820,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 225 sqm approx