

# 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

221 Canterbury Road, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,950,000

### Median sale price

Median price \$2,905,000

Property Type House

Suburb St Kilda West

Period - From 01/07/2019

to 30/06/2020

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	25 Mary St ST KILDA WEST 3182	\$4,000,000	09/06/2020
2	92 Canterbury Rd MIDDLE PARK 3206	\$3,525,000	11/02/2020
3	35 Canterbury Rd MIDDLE PARK 3206	\$3,300,000	20/03/2020

**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:

03/08/2020 12:12



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,950,000

**Median House Price**  
Year ending June 2020: \$2,905,000

## Comparable Properties



**25 Mary St ST KILDA WEST 3182 (REI/VG)**

**Agent Comments**

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**Price:** \$4,000,000  
**Method:** Sold Before Auction  
**Date:** 09/06/2020  
**Property Type:** House (Res)  
**Land Size:** 254 sqm approx

**92 Canterbury Rd MIDDLE PARK 3206 (VG)**

**Agent Comments**

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**Price:** \$3,525,000  
**Method:** Sale  
**Date:** 11/02/2020  
**Property Type:** House (Res)  
**Land Size:** 386 sqm approx



**35 Canterbury Rd MIDDLE PARK 3206 (REI)**

**Agent Comments**

4 1 2

**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 20/03/2020  
**Property Type:** House