

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

273 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$2,687,500 Property Type House Suburb St Kilda West

Period - From 01/07/2023 to 30/06/2024 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	2/21 Patterson St MIDDLE PARK 3206	\$1,730,000	16/03/2024
2	54 Canterbury PI MIDDLE PARK 3206	\$1,795,000	16/03/2024
3	57 Draper St ALBERT PARK 3206	\$1,700,000	26/03/2024

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: 17/07/2024 12:27



 4  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

Year ending June 2024: \$2,687,500

Comparable Properties



2/21 Patterson St MIDDLE PARK 3206 (REI)

Agent Comments

 3  2  2

Price: \$1,730,000

Method:

Date: 16/03/2024

Property Type: Townhouse (Single)



54 Canterbury PI MIDDLE PARK 3206 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,795,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 114 sqm approx



57 Draper St ALBERT PARK 3206 (REI)

Agent Comments

 3  3  1

Price: \$1,700,000

Method: Private Sale

Date: 26/03/2024

Property Type: House

Account - Cayzer | P: 03 9699 5999