

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

282 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$2,262,500 Property Type House Suburb St Kilda West

Period - From 01/01/2020 to 31/12/2020 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	14a Kerferd Pl ALBERT PARK 3206	\$1,405,000	30/11/2020
2	207/315-317 Beaconsfield Pde ST KILDA WEST 3182	\$1,137,500	03/08/2020
3	2/1a Cowderoy St ST KILDA WEST 3182	\$1,100,000	21/10/2020

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: 01/02/2021 14:53



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2020: \$2,262,500

Comparable Properties



14a Kerferd PI ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$1,405,000
Method: Sold Before Auction
Date: 30/11/2020
Property Type: House (Res)



207/315-317 Beaconsfield Pde ST KILDA WEST 3182 (VG)

Agent Comments

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Price: \$1,137,500
Method: Sale
Date: 03/08/2020
Property Type: Subdivided Flat - Single OYO Flat



2/1a Cowderoy St ST KILDA WEST 3182 (REI/VG)

Agent Comments

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Price: \$1,100,000
Method: Sold Before Auction
Date: 21/10/2020
Property Type: Townhouse (Res)