

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

318 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Single price

\$1,795,000

Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

St Kilda West

Period - From

24/10/2021

to

23/10/2022

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	93 Erskine St MIDDLE PARK 3206	\$1,833,000	04/06/2022
2	3 Park St ST KILDA WEST 3182	\$1,820,000	08/04/2022
3	213 Canterbury Rd ST KILDA WEST 3182	\$1,690,000	31/03/2022

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:

24/10/2022 09:51



3 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,795,000

Median House Price
24/10/2021 - 23/10/2022: \$2,400,000

Comparable Properties



93 Erskine St MIDDLE PARK 3206 (REI/VG)

Agent Comments

2 2 2

Price: \$1,833,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House
Land Size: 112 sqm approx



3 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

3 1 -

Price: \$1,820,000
Method: Private Sale
Date: 08/04/2022
Property Type: House
Land Size: 248 sqm approx



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

Agent Comments

3 1 -

Price: \$1,690,000
Method: Sold Before Auction
Date: 31/03/2022
Property Type: House (Res)
Land Size: 133 sqm approx

Account - Cayzer | P: 03 9699 5999



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