

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

1/233-235 CANTERBURY ROAD ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

18/41 PARK STREET ST KILDA WEST VIC 3182	\$405,000	06-Apr-24
12/28 PARK ROAD MIDDLE PARK VIC 3206	\$410,000	24-Feb-24
12/8 CHARNWOOD GROVE ST KILDA VIC 3182	\$390,000	07-Feb-24

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 6 months.

This Statement of Information was prepared on: 29 April 2024

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**18/41 PARK STREET ST KILDA
 WEST VIC 3182**

1 1 1

Sold Price

^{RS} **\$405,000**

Sold Date **06-Apr-24**

Distance **0.39km**



**12/28 PARK ROAD MIDDLE PARK
 VIC 3206**

1 1 -

Sold Price

^{RS} **\$410,000**

Sold Date **24-Feb-24**

Distance **1.12km**



**12/8 CHARNWOOD GROVE ST
 KILDA VIC 3182**

1 1 -

Sold Price

\$390,000

Sold Date **07-Feb-24**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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