

## 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

12/206 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 May 2023

to

30 Apr 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

3/13-15 SPENSER STREET ST KILDA VIC 3182	\$710,000	20-Mar-24
3/5 HERBERT STREET ST KILDA VIC 3182	\$720,000	06-Jan-24
8/6 WOONSOCKET COURT ST KILDA VIC 3182	\$730,000	04-Apr-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 May 2024

Rachael O'Connor  
 M 0411 141 923  
 E racheloconnor@mcgrath.com.au



**3/13-15 SPENSER STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$710,000** Sold Date **20-Mar-24**  
 Distance **1.53km**

2 1 1



**3/5 HERBERT STREET ST KILDA VIC 3182** Sold Price **\$720,000** Sold Date **06-Jan-24**  
 Distance **1.82km**

2 1 1



**8/6 WOONSOCKET COURT ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$730,000** Sold Date **04-Apr-24**  
 Distance **0.83km**

2 1 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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