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

295 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$577,500	Pro	operty Type	Unit			Suburb	St Kilda West
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/11 Mitchell St ST KILDA 3182	\$1,550,000	06/02/2024
2	15 Continental Way PRAHRAN 3181	\$1,480,000	29/02/2024
3	47A Fawkner St ST KILDA 3182	\$1,415,000	06/04/2024

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:

22/04/2024 14:09

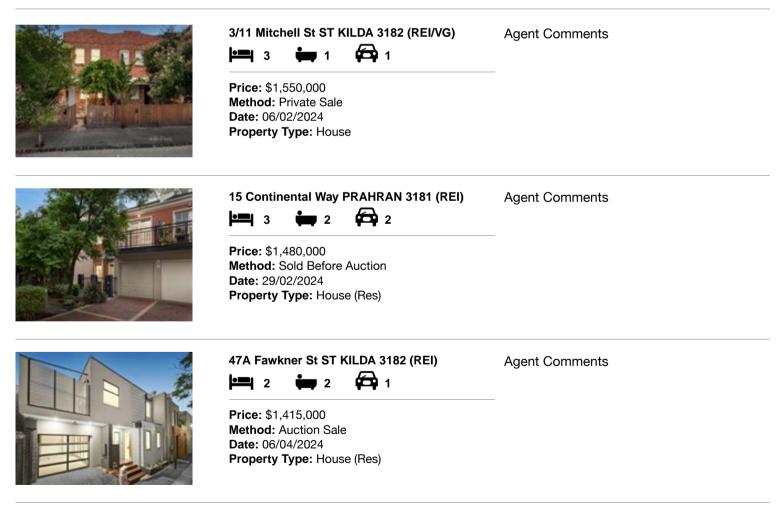






Property Type: House (Previously Occupied - Detached) Land Size: 127 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median Unit Price March quarter 2024: \$577,500

Comparable Properties



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