

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 consumer.vic.gov.au/underquoting

Range between

\$1,300,000

 &

\$1,400,000

Median sale price

Median price

\$577,500

 Property Type

Unit

 Suburb

St Kilda West

Period - From

01/01/2024

 to

31/03/2024

 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.

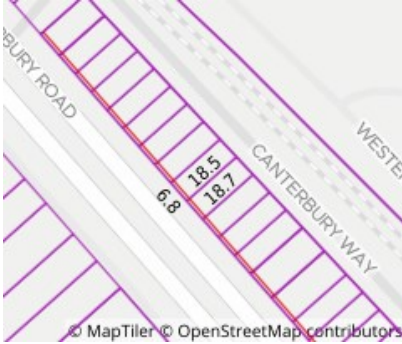
	Address of comparable property	Price	Date of sale
1	3/11 Mitchell St ST KILDA 3182	\$1,550,000	06/02/2024
2	15 Continental Way PRAHRAN 3181	\$1,480,000	29/02/2024
3	47A Fawkner St ST KILDA 3182	\$1,415,000	06/04/2024

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



3/11 Mitchell St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 06/02/2024
Property Type: House



15 Continental Way PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,480,000
Method: Sold Before Auction
Date: 29/02/2024
Property Type: House (Res)



47A Fawkner St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,415,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)

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