

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 7/178 Canterbury Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Middle Park

Period - From 01/04/2023 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	4/178 Canterbury Rd MIDDLE PARK 3206	\$670,000	02/12/2023
2	203E/5 Greeves St ST KILDA 3182	\$670,000	04/11/2023
3	4C/622 St Kilda Rd MELBOURNE 3004	\$640,000	10/04/2024

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: 24/04/2024 16:49



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2024: \$780,000

Comparable Properties



4/178 Canterbury Rd MIDDLE PARK 3206 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 02/12/2023

Property Type: Apartment

203E/5 Greeves St ST KILDA 3182 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 04/11/2023

Property Type: Subdivided Flat - Single OYO Flat



4C/622 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 10/04/2024

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372