

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	183 Canterbury Road, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,100,000	&	\$2,300,000

Median sale price

Median price	\$2,420,000	Hou	ise X	Unit		Suburb	St Kilda West
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

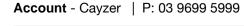
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	81 Erskine St MIDDLE PARK 3206	\$2,090,000	26/08/2017
2	146 Canterbury Rd MIDDLE PARK 3206	\$1,925,000	28/10/2017
3	194 Canterbury Rd ST KILDA WEST 3182	\$1,820,000	24/06/2017

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.







Generated: 06/11/2017 11:34











Rooms:

Property Type: House Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price** Year ending September 2017: \$2,420,000

Comparable Properties



81 Erskine St MIDDLE PARK 3206 (REI)





Price: \$2,090,000 Method: Auction Sale Date: 26/08/2017

Rooms: 4

Property Type: House (Res) Land Size: 202 sqm approx Agent Comments









Price: \$1,925,000 Method: Auction Sale Date: 28/10/2017

Rooms: 4

Property Type: House (Res)

Agent Comments



194 Canterbury Rd ST KILDA WEST 3182

(REI/VG)





Price: \$1,820,000

Method: Auction Sale Date: 24/06/2017

Rooms: 4

Property Type: House (Res) Land Size: 225 sqm approx

Agent Comments

Account - Cayzer | P: 03 9699 5999





Generated: 06/11/2017 11:34