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

282 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$2,262,500	Pro	operty Type	Hou	se		Suburb	St Kilda West
Period - From	01/01/2020	to	31/12/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	14a Kerferd PI ALBERT PARK 3206	\$1,405,000	30/11/2020
2	207/315-317 Beaconsfield Pde ST KILDA WEST 3182	\$1,137,500	03/08/2020
3	2/1a Cowderoy St ST KILDA WEST 3182	\$1,100,000	21/10/2020

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:

01/02/2021 14:53









Property Type: Townhouse Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2020: \$2,262,500

Comparable Properties



14a Kerferd PI ALBERT PARK 3206 (REI)



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Price: \$1,405,000



Method: Sold Before Auction Date: 30/11/2020 Property Type: House (Res)

Agent Comments

Agent Comments



WEST 3182 (VG)

Price: \$1,137,500 Method: Sale Date: 03/08/2020 Property Type: Subdivided Flat - Single OYO Flat

207/315-317 Beaconsfield Pde ST KILDA



2/1a Cowderoy St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$1,100,000 Method: Sold Before Auction Date: 21/10/2020 Property Type: Townhouse (Res)

Account - Cayzer | P: 03 9699 5999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.