# 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

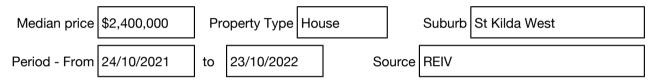
318 Canterbury Road, St Kilda West Vic 3182

### Indicative selling price

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Single price \$1,795,000

#### Median sale price



## 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	93 Erskine St MIDDLE PARK 3206	\$1,833,000	04/06/2022
2	3 Park St ST KILDA WEST 3182	\$1,820,000	08/04/2022
3	213 Canterbury Rd ST KILDA WEST 3182	\$1,690,000	31/03/2022

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:

24/10/2022 09:51









Property Type: Townhouse Agent Comments

**Indicative Selling Price** \$1,795,000 Median House Price 24/10/2021 - 23/10/2022: \$2,400.000

# **Comparable Properties**



93 Erskine St MIDDLE PARK 3206 (REI/VG)



Price: \$1,833,000 Method: Auction Sale Date: 04/06/2022 Property Type: House Land Size: 112 sqm approx

3 Park St ST KILDA WEST 3182 (REI/VG)



Price: \$1,820,000 Method: Private Sale Date: 08/04/2022 Property Type: House Land Size: 248 sqm approx



213 Canterbury Rd ST KILDA WEST 3182 (REI/VG) ┢ .

Agent Comments

Agent Comments

Agent Comments

Price: \$1,690,000 Method: Sold Before Auction Date: 31/03/2022 Property Type: House (Res) Land Size: 133 sqm approx

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#### Account - Cayzer | P: 03 9699 5999



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