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	9/352 CANTERBURY ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Sep 2022	to	31 Aug 2023	Source	Corelogic

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 6 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
6/50 FITZROY STREET ST KILDA VIC 3182	$486,000	18-Aug-23
11/31 EILDON ROAD ST KILDA VIC 3182	$470,000	01-Apr-23
21/44 FITZROY STREET ST KILDA VIC 3182	$493,333	14-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 05 September 2023

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6/50 FITZROY STREET ST KILDA VIC 3182

1 1 -

Sold Price RS $486,000 Sold Date 18-Aug-23

Distance 0.14km



11/31 EILDON ROAD ST KILDA VIC 3182

1 1 -

Sold Price $470,000 Sold Date 01-Apr-23

Distance 0.34km



21/44 FITZROY STREET ST KILDA VIC 3182

1 1 -

Sold Price RS $493,333 Sold Date 14-Aug-23

Distance 0.15km

RS = Recent sale **UN** = Undisclosed Sale

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