

## 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

45/352 Canterbury Road St Kilda VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2019

to

31 Dec 2019

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

4/52 Fitzroy Street St Kilda VIC 3182	\$450,000	18-Oct-19
1/12 Acland Street St Kilda VIC 3182	\$470,000	22-Nov-19
19/1 St Kilda Road St Kilda VIC 3182	\$510,000	07-Dec-19

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: 17 January 2020



4/52 Fitzroy Street St Kilda VIC 3182

Sold Price

<sup>RS</sup> \$450,000

Sold Date

18-Oct-19

 1  1  1

Distance

0.12km



1/12 Acland Street St Kilda VIC 3182

Sold Price

<sup>RS</sup> \$470,000

Sold Date

22-Nov-19

 1  1  1

Distance

0.48km



19/1 St Kilda Road St Kilda VIC 3182

Sold Price

<sup>RS</sup> \$510,000

Sold Date

07-Dec-19

 1  1  1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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