

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

31/352 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2023

to

31 Jul 2024

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

404/18 GREY STREET ST KILDA VIC 3182	\$520,000	25-Jul-24
10/44 ROBE STREET ST KILDA VIC 3182	\$540,000	22-Jul-24
5/41-43 ALMA ROAD ST KILDA VIC 3182	\$545,000	22-Jun-24

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: 12 August 2024

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404/18 GREY STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **25-Jul-24**
 Distance **0.21km**
 2 beds 1 bathroom 1 car space



10/44 ROBE STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$540,000** Sold Date **22-Jul-24**
 Distance **0.58km**
 2 beds 1 bathroom 1 car space



5/41-43 ALMA ROAD ST KILDA VIC 3182 Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **22-Jun-24**
 Distance **0.92km**
 2 beds 1 bathroom 1 car space

RS = Recent sale UN = Undisclosed Sale

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