## 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

104/12 Martin Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$395,000		&		\$430,000			
Median sale pi	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	G02/182 Barkly St ST KILDA 3182	\$414,000	31/08/2023
2	3/45 Clyde St ST KILDA 3182	\$405,000	17/08/2023
3	8/32 Fitzroy St ST KILDA 3182	\$400,000	27/09/2023

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:

23/10/2023 14:26





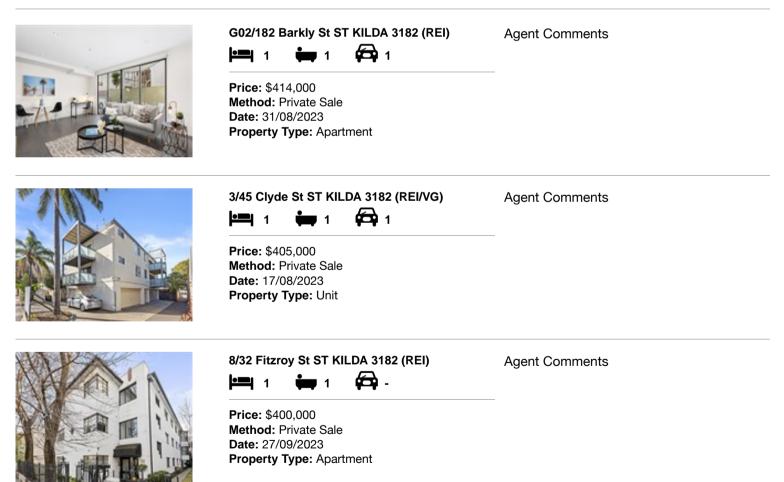




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$395,000 - \$430,000 Median Unit Price September quarter 2023: \$525,000

# **Comparable Properties**



#### Account - Little Real Estate | P: 07 3037 0255





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