

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

6/1-5 Martin Street 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/13 Blenheim Street Balaclava VIC 3183	\$950,000	21-Oct-21
2/63 Hotham Street St Kilda East VIC 3183	\$902,000	02-Jun-21
39/167 Fitzroy Street St Kilda VIC 3182	\$880,000	11-Jun-21

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.~~

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4/13 Blenheim Street Balaclava VIC 3183

Sold Price

^{RS} **\$950,000** ^{UN}

Sold Date

21-Oct-21

2 2 1

Distance

0.6km



2/63 Hotham Street St Kilda East VIC 3183

Sold Price

\$902,000

Sold Date

02-Jun-21

2 2 1

Distance

1.1km



39/167 Fitzroy Street St Kilda VIC 3182

Sold Price

\$880,000

Sold Date

11-Jun-21

2 2 1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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