

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

G05/12 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 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

302/12 MARTIN STREET ST KILDA VIC 3182	\$565,000	12-Oct-23
203/10 MARTIN STREET ST KILDA VIC 3182	\$572,250	14-Aug-23
310/40-44 PAKINGTON STREET ST KILDA VIC 3182	\$560,000	30-Oct-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: 06 December 2023

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302/12 MARTIN STREET ST KILDA VIC 3182 Sold Price **\$565,000** Sold Date **12-Oct-23**
 Distance **0.02km**
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203/10 MARTIN STREET ST KILDA VIC 3182 Sold Price **\$572,250** Sold Date **14-Aug-23**
 Distance **0.02km**
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310/40-44 PAKINGTON STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **30-Oct-23**
 Distance **0.09km**
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RS = Recent sale **UN** = Undisclosed Sale

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