

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

1/1-5 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 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

2/4 WESTBURY GROVE ST KILDA EAST VIC 3183	\$1,280,000	02-Oct-24
19/41 MARINE PARADE ST KILDA VIC 3182	\$1,276,000	02-Oct-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: 15 October 2024

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**2/4 WESTBURY GROVE ST KILDA
EAST VIC 3183** 3  2  2Sold Price ^{RS} **\$1,280,000** ^{UN} Sold Date **02-Oct-24**Distance **0.91km****19/41 MARINE PARADE ST KILDA
VIC 3182** 3  1  1Sold Price ^{RS} **\$1,276,000** ^{UN} Sold Date **02-Oct-24**Distance **1.17km****RS** = Recent sale**UN** = Undisclosed Sale

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