

STATEMENT OF INFORMATION

301/12 MARTIN STREET, ST KILDA, VIC 3182

PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



301/12 MARTIN STREET, ST KILDA, VIC







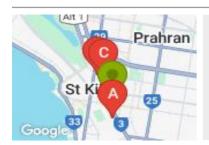
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$468,000

Provided by: Joe Bonifazio, The Hopkins Group

MEDIAN SALE PRICE



ST KILDA, VIC, 3182

Suburb Median Sale Price (Unit)

\$520,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



27/5 DICKENS ST, ELWOOD, VIC 3184







Sale Price

\$470,000

Sale Date: 07/11/2024

Distance from Property: 538m





408/5 ALMA RD, ST KILDA, VIC 3182







Sale Price

\$470,000

Sale Date: 13/09/2024

Distance from Property: 796m





4/25-29 ALMA RD, ST KILDA, VIC 3182







Sale Price

\$469.000

Sale Date: 02/10/2023

Distance from Property: 687m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	301/12 MARTIN STREET ST KII DA VIC 3182
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Indicative selling price

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Single Price: \$468,000	Single Price:	\$468,000
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Median sale price

Median price	\$520,000	Property type	Unit	Suburb	ST KILDA
Period	01 January 2024 to 31 2024	December	Source	t	oricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
27/5 DICKENS ST, ELWOOD, VIC 3184	\$470,000	07/11/2024
408/5 ALMA RD, ST KILDA, VIC 3182	\$470,000	13/09/2024
4/25-29 ALMA RD, ST KILDA, VIC 3182	\$469,000	02/10/2023

This Statement of Information was prepared on:

10/01/2025

