

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

501/10 Martin Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/04/2022

to

31/03/2023

Source

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.

	Address of comparable property	Price	Date of sale
1	2/43 Balaclava Rd ST KILDA EAST 3183	\$1,131,000	28/04/2023
2	2/51 Robe St ST KILDA 3182	\$1,200,000	19/04/2023
3	101/129 Hotham St BALACLAVA 3183	\$1,200,000	23/03/2023

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:

26/06/2023 15:20

501/10 Martin Street, St Kilda Vic 3182

NICK JOHNSTONE
your personal agent

Joe Doyle

03 9553 8300

0435 937 864

joe@nickjohnstone.com.au

Indicative Selling Price

\$1,200,000

Median Unit Price

Year ending March 2023: \$535,000



3 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

2/43 Balaclava Rd ST KILDA EAST 3183 (VG)

Agent Comments

3 - -

Price: \$1,131,000

Method: Sale

Date: 28/04/2023

Property Type: Strata Unit/Flat



2/51 Robe St ST KILDA 3182 (REI)

Agent Comments

3 1 -

Price: \$1,200,000

Method: Private Sale

Date: 19/04/2023

Property Type: Apartment



101/129 Hotham St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 23/03/2023

Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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