

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

104/12 Martin Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$395,000

&

\$430,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2023

to 30/09/2023

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	G02/182 Barkly St ST KILDA 3182	\$414,000	31/08/2023
2	3/45 Clyde St ST KILDA 3182	\$405,000	17/08/2023
3	8/32 Fitzroy St ST KILDA 3182	\$400,000	27/09/2023

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:

23/10/2023 14:26



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

September quarter 2023: \$525,000

Comparable Properties



G02/182 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$414,000

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment



3/45 Clyde St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 17/08/2023

Property Type: Unit



8/32 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 27/09/2023

Property Type: Apartment