

## 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

209/12 Martin Street St Kilda VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2021

to

31 Jan 2022

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

209/25-29 Alma Road St Kilda VIC 3182	\$625,000	15-Dec-21
1/100 Westbury Street Balaclava VIC 3183	\$648,000	14-Oct-21
707/13 Wellington Street St Kilda VIC 3182	\$625,000	20-Oct-21

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: 08 February 2022



**209/25-29 Alma Road St Kilda VIC 3182**

 2
  2
  1

Sold Price

**\$625,000**

Sold Date

**15-Dec-21**

Distance

**0.68km**



**1/100 Westbury Street Balaclava VIC 3183**

 2
  2
  1

Sold Price

**\$648,000**

Sold Date

**14-Oct-21**

Distance

**0.72km**



**707/13 Wellington Street St Kilda VIC 3182**

 2
  2
  1

Sold Price

**\$625,000**

Sold Date

**20-Oct-21**

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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