

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

302/12 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2022

to

31 Jul 2023

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

14/68 CHAPEL STREET ST KILDA VIC 3182	\$580,000	16-Feb-23
10/38-40A BRIGHTON ROAD BALACLAVA VIC 3183	\$588,000	07-Jul-23
12/64 ALMA ROAD ST KILDA VIC 3182	\$611,000	26-Jul-23

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 August 2023

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**14/68 CHAPEL STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$580,000** Sold Date **16-Feb-23**

Distance **0.26km**



**10/38-40A BRIGHTON ROAD
 BALACLAVA VIC 3183**

2 1 1

Sold Price ^{RS} **\$588,000** Sold Date **07-Jul-23**

Distance **0.79km**



**12/64 ALMA ROAD ST KILDA VIC
 3182**

2 1 1

Sold Price ^{RS} **\$611,000** Sold Date **26-Jul-23**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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