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

5/1-5 Martin Street, St Kilda Vic 3182

Indicative selling price

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

Range between | $960,000 | & | $1,050,000

Median sale price

Median price | $980,000 | Property Type | Townhouse | Suburb | St Kilda

Period - From | 19/02/2023 | to | 18/02/2024 | 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	16/27 Dickens St ELWOOD 3184	$1,030,000	30/12/2023
2	11/83-89 Brighton Rd ELWOOD 3184	$1,020,000	14/11/2023
3	3/3 Milton St ELWOOD 3184	$960,000	18/11/2023

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: | 19/02/2024 16:26

CONSUMER AFFAIRS VICTORIA

belle
PROPERTY

🛏 **3**	🛁 **2.5**	🚗 **1**

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median Townhouse Price
19/02/2023 - 18/02/2024: $980,000

Comparable Properties

16/27 Dickens St ELWOOD 3184 (REI)

🛏 3	🛁 1	🚗 1

Price: $1,030,000
Method: Private Sale
Date: 30/12/2023
Property Type: Apartment

Agent Comments

11/83-89 Brighton Rd ELWOOD 3184 (REI)

🛏 3	🛁 1	🚗 1

Price: $1,020,000
Method: Private Sale
Date: 14/11/2023
Property Type: Townhouse (Res)

Agent Comments

3/3 Milton St ELWOOD 3184 (REI/VG)

🛏 3	🛁 1	🚗 1

Price: $960,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

REIV THE DIFFERENCE

propertydata .com.au