

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

102/10 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

or range
between

\$500,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2023

to

31 May 2024

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

202/10 MARTIN STREET ST KILDA VIC 3182	\$500,000	15-Jan-24
309/40-44 PAKINGTON STREET ST KILDA VIC 3182	\$545,000	20-Dec-23
104/10 MARTIN STREET ST KILDA VIC 3182	\$520,000	20-Oct-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: 04 June 2024

**202/10 MARTIN STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

\$500,000

Sold Date

15-Jan-24

Distance

0.01km**309/40-44 PAKINGTON STREET
ST KILDA VIC 3182**

2 1 1

Sold Price

\$545,000

Sold Date

20-Dec-23

Distance

0.11km**104/10 MARTIN STREET ST KILDA
VIC 3182**

2 1 -

Sold Price

\$520,000

Sold Date

20-Oct-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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