

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	203/10 Martin Street St Kilda, 3182
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$610,000
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### Median sale price

Median price	\$525,000	Property Type	UNIT	Suburb	ST KILDA
Period - From	01-Jul-2021	to	30-Jun-2022	Source	Pricefinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/54-56 Chapel Street, St Kilda VIC 3182	NOT PROVIDED	22-Jun-2022
2	5/25 Vale Street, St Kilda VIC 3182	NOT PROVIDED	02-Jun-2022
3	2/76 Carlisle Street, St Kilda VIC 3182	NOT PROVIDED	21-Jun-2022

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