

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

10 Martin Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,882,500 Property Type House Suburb South Melbourne

Period - From 01/01/2022 to 31/12/2022 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	69 Carter St MIDDLE PARK 3206	\$2,625,000	25/02/2023
2	130 Napier St SOUTH MELBOURNE 3205	\$2,450,000	25/02/2023
3	50 Iffla St SOUTH MELBOURNE 3205	\$2,270,000	18/02/2023

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: 31/03/2023 14:45



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending December 2022: \$1,882,500

Comparable Properties



69 Carter St MIDDLE PARK 3206 (REI)

Agent Comments

4 2 -

Price: \$2,625,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)



130 Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments

3 2 2

Price: \$2,450,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 235 sqm approx



50 Iffla St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 -

Price: \$2,270,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 150 sqm approx

Account - Marshall White | P: 03 9822 9999