

RT Edgar

STATEMENT OF INFORMATION

14 May 2018

Property offered for sale

1/61 Westbury Street, St Kilda East

Indicative selling price

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

Single price \$1,125,000

Median sale price

Median price	\$ 1,365,000	House		Unit	x	Suburb	St Kilda East
--------------	--------------	-------	--	------	---	--------	---------------

Period - From	01/10/2017	to	31/12/2017	Source	REIV
---------------	------------	----	------------	--------	------

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park estate agent and Simon Graf consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 12/16-20 Milton St, Elwood 3184	\$1,024,000	11/12/2017
2 3/39 Balston Street, Balaclava 3183	\$1,000,000	04/12/2017
3 2/52 Balston Street, Balaclava 3183	\$965,000	28/02/2018