

RT Edgar

STATEMENT OF INFORMATION

23 November 2017

Property offered for sale

8/14-16 Fitzroy Street, St Kilda 3182

Indicative selling price

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

Single Price \$428,500

Median sale price

Median price	\$435,000	House		Unit	X	Suburb	St Kilda 3182
Period - From	01/04/2017	to	30/06/2017	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 (Boroondara) estate agent and Glen Coutinho consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 24/174 Peel Street, Windsor 3181	\$435,000	07/04/2017
2 9/8 Marriot Street, St Kilda 3182	\$435,000	01/07/2017
3 14/193-195 Inkerman Street, St Kilda 3182	\$420,000	10/06/2017