

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

102/40-44 Pakington Street St Kilda VIC 3182

### Indicative selling price

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

Range  
between \$375,000 & \$410,000

### Suburb median sale price

Median price	\$520,000	Property Type	House	Suburb	St Kilda
Period - From	02/01/2019	to	02/07/2019	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 Brett Vanderwert consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 312c/3 Greeves Street St Kilda 3182	\$402,500	29/05/2019
2 410F/7 Greeves Street St Kilda 3182	\$420,000	19/05/2019
3 502/163-169 Inkerman Street St Kilda 3182	\$430,000	02/05/2019

This Statement of Information was prepared on 16/09/19