

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

41/449-453 St Kilda Road Melbourne 3000

### Indicative selling price

Range between \*\$1,250,000 & \$1,375,000

### Median sale price

Median price \$471,000 House Unit x Suburb Melbourne

Period - From 01/04/2016 to 31/03/2017 Source REIV

### Comparable property sales

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 Nikki McCarthy consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8/122 Park St SOUTH YARRA 3141	\$1,333,000	04/04/2017
2 2/45 Park St SOUTH YARRA 3141	\$1,295,000	17/12/2016
3 7a/18 Albert Rd SOUTH MELBOURNE 3205	\$1,250,000	01/05/2017