

# RT Edgar

## STATEMENT OF INFORMATION

24 April 2018

### Property offered for sale

2/17-25 Charnwood Crescent, St Kilda 3182

### Indicative selling price

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

Range  
between \$590,000 & \$640,000

### Median sale price

Median price	\$577,000	House	Unit	X	Suburb	St Kilda
Period - From	01/01/2018	to	31/03/2018	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 Brighton estate agent and Danielle Martin consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 11/25 Charnwood Road, St Kilda 3182	\$580,000	17/03/2018
2 1/3 Charnwood Road, St Kilda 3182	\$579,000	24/03/2018
3 18/23-25 Charnwood Road, St Kilda 3182	\$565,000	30/10/2017