

# RT Edgar

## STATEMENT OF INFORMATION

22<sup>nd</sup> October, 2018

### Property offered for sale

4/11 Herbert Street, St Kilda

### 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	\$539,000	House	Unit	X	Suburb	St Kilda
Period - From	01/04/2018	to	30/06/2018	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 Albert Park estate agent and Simon Jones consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 14/10 Dickens Street, Elwood	\$599,999	11/10/2018
2 1/35 Dickens Street, Elwood	\$645,000	26/08/2018
3 15/5 Herbert Street, St Kilda	\$640,000	14/072018