

# RT Edgar

## STATEMENT OF INFORMATION

28 March 2019

### Property offered for sale

9/13 Crimea St, 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 \$330,000 & \$360,000

### Median sale price

Median price \$500,000 House Unit X Suburb St Kilda

Period - From 27/10/2018 to 27/03/19 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 Elwood estate agent and Damian De Silva consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 3/14 Crimea St, St Kilda 3182	\$355,000	16/03/2019
<b>2</b> 3/82 Grosvenor St, Balaclava 3183	\$340,000	23/03/2019
<b>3</b> 7/52 Alma Rd, St Kilda 3182	\$320,000	16/03/2019