

RT Edgar

STATEMENT OF INFORMATION

29 November 2017

Property offered for sale

3/97 Hotham Street, St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range
between \$430,000 & \$470,000

Median sale price

Median price	\$562,000	House	Unit	X	Suburb	St Kilda East
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Period - From	01/07/2017	to	30/09/2017	Source	REIV
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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 Caulfield estate agent and Anders Simon consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8/24 Fulton Street, St Kilda East VIC 3183	\$550,000	14/10/2017
2 11/1 The Avenue, Balaclava VIC 3183	\$532,000	11/11/2017
3 12/209 Hotham Street, Ripponlea VIC 3185	\$490,000	26/10/2017