

# RT Edgar

## STATEMENT OF INFORMATION

20 September 2017

### Property offered for sale

1/5 Celeste Court, St Kilda East VIC 3183

### Indicative selling price

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

\$360,000

&

\$395,000

### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$585,500	House	Unit	X	Suburb	St Kilda East VIC 3183
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Period - From	01/04/2017	to	30/06/2017	Source	PDOL
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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 Rowan Bustin consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/77 Westbury Street, St Kilda East	\$380,000	10/08/2017
2 6/75 Westbury Street, St Kilda East	\$410,000	01/04/2017
3 3/2 Goathlands Street, St Kilda East	\$398,500	26/06/2017