

RT Edgar

STATEMENT OF INFORMATION

13 November 2017

Property offered for sale

(Address, including suburb and postcode – delete this sentence)

1/192 Alma Road, St Kilda East VIC 3183

Indicative selling price

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

Range
between \$520,000 & \$570,000

Median sale price

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

Median price \$562,500 House Unit ☒ Suburb St Kilda East

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales

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 1/10-12 Blenheim Street, St Kilda East 3183	\$622,500	12/10/2017
2 16/109 Hotham Street, St Kilda East 3183	\$606,000	27/10/2017
3 15/8 Mooltan Avenue, St Kilda East 3183	\$597,000	12/11/2017