

RT Edgar

STATEMENT OF INFORMATION

21 March 2018

Property offered for sale

17/8 Westbury Street, St Kilda Vic 3183

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$582,625 House Unit X Suburb St Kilda East

Period - From 01/10/2017 to 31/12/2017 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 Kristian Bonnici consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 16/39 Hotham Street, St Kilda East 3183	\$539,000	13/12/2017
2 6/51 Gourlay Street, St Kilda East 3183	\$515,000	19/02/2018
3 5/40 Gourlay Street, Balaclava 3183	\$480,000	04/03/2018