

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

427 Inkerman Street, St Kilda East VIC 3183

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Suburb house median sale price

Median price \$1,305,000 Property Type House Suburb St Kilda East

Period - From 01/10/18 to 30/09/2019 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 (Toorak) estate agent and (Rudy Van Der Berg) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 32 Blenheim Street, Balaclava 3183	\$ 1,720,000	26/10/2019
2 9 Boondara Grove, St Kilda East 3183	\$ 1,718,000	05/06/2019
3 5 Main Street, Elsternwick	\$ 1,670,000	15/09/2019

This Statement of Information was prepared on

11/11/2019