

# RT Edgar

## STATEMENT OF INFORMATION

**Property offered for sale**

20/17 Robe Street St Kilda 3182

### Indicative selling price

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

Single price    \$                                 **OR** Range                                 \$ 390,000                                 &    \$ 430,000  
between

### Suburb house median sale price

Median price	\$ 487,500	Property Type	Unit	Suburb	St Kilda
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Period - From	01/07/2019	to	30/09/2019	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
<b>1</b> 7/35 Carlisle St ST KILDA 3182	\$ 451,000	12/10/2019
<b>2</b> 501/2a Henry St WINDSOR 3181	\$ 415,000	22/10/2019
<b>3</b> 6/19 Gourlay St BALACLAVA 3183	\$ 390,000	06/10/2019

**This Statement of Information was prepared on 12/11/2019**