

RT Edgar

STATEMENT OF INFORMATION

9 July 2018

Property offered for sale

42/53 Balaclava Road, St Kilda East

Indicative selling price

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

Range
between \$550,000 & \$595,000

Median sale price

Median price \$647,000 Unit X Suburb St Kilda East

Period - From 11/06/2018 to 17/06/2018 Source PropertyData.Com

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 Brighton estate agent and Jack Broadhead consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 9/306 Inkerman Street, St Kilda East 3183	\$565,000	28/12/2017
2 1/9 Meadow Street, St Kilda East 3183	\$575,000	18/03/2018
3 4/55 Hotham Street, St Kilda East 3183	\$600,000	085/02/2018