

RT Edgar

STATEMENT OF INFORMATION

19 September 2017

Property offered for sale

8/14-16 Fitzroy Street, St Kilda 3182

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

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

Median price \$435,000 House Unit Suburb St Kilda 3182

Period - From 01/04/2017 to 30/06/2017 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 (Boroondara) estate agent and Glen Coutinho consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 24/174 Peel Street, Windsor 3181	\$435,000	07/04/2017
2 9/8 Marriot Street, St Kilda 3182	\$435,000	01/07/2017
3 14/193-195 Inkerman Street, St Kilda 3182	\$420,000	10/06/2017