

# RT Edgar

## STATEMENT OF INFORMATION

20 August 2019

### Property offered for sale

4/33 Neptune 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)

Range between \$575,000 & \$625,000

### Median sale price

Median price	\$523,500	House	Unit	X	Suburb	St Kilda
Period - From	01/04/2019	to	30/06/2019	Source	REIV	

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 1/6 Mitford St ST KILDA 3182	\$645,000	10/07/2019
<b>2</b> 3/21 Waterloo Cr ST KILDA 3182	\$621,000	03/08/2019
<b>3</b> 7/12 Mitford St, ST KIILDA 3182	\$620,000	15/06/2019