

# RT Edgar

## STATEMENT OF INFORMATION

5 September 2019

### Property offered for sale

16 Alex Drive St Andrews Beach Vic 3941

### 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 between \$1.4 Million & \$1.5 Million

### Median sale price

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

Median price \$912,000 House  Unit  Suburb St Andrews Beach  
Period - From 31st August 2018 to 1<sup>st</sup> September 2019 Source Corelogic

### 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 Rye estate agent and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6 Nero Avenue St Andrews Beach	\$1.25 Mil	July 2019
2 3 Daniella Crt St Andrews Beach	\$1.1 Mil	March 2019
3 5 Banyan Crt St Andrews Beach	\$1.12 Mil	March 2019

