

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

2.01/38 Harold Street, Hawthorn East 3123

### Indicative selling price

Range  
between \$790,000 & \$845,000

### Median sale price

Median price \$722,000 House Unit X Suburb Hawthorn East 3123

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 Eva Gyorodi consider to be most comparable to the property for sale.

| Address of comparable property               | Price     | Date of sale |
|----------------------------------------------|-----------|--------------|
| 1 201/40 Harold Street Hawthorn East 3123    | \$890,000 | 10/06/2017   |
| 2 410/480 Riversdale Road Hawthorn East 3123 | \$870,000 | 29/05/2017   |
| 3 108/2 Gascoyne Street Canterbury 3126      | \$816,000 | 01/07/2017   |