

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

202/813 Toorak Rd, Hawthorn East VIC 3123

Indicative selling price

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

Range between \$750,000 & \$825,000

Suburb median sale price

Median price	\$749,999	Property Type	Unit	Suburb	Hawthorn East
Period - From	06/03/2019	to	06/09/2019	Source	REIV and VG/Gov

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 Nick walker consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 104/14 Elizabeth Street, MALVERN 3144	\$740,000	25/07/2019
2 32/ 40 Harold Street, HAWTHORN EAST 3123	\$757,000	25/05/2019
3 517/ 480 Riversdale Rd HAWTHORN EAST 3123	\$749,999	21/03/2019

This Statement of Information was prepared on 07/09/2019