

# RT Edgar

## STATEMENT OF INFORMATION

9 November 2017

### Property offered for sale

37 Illawarra Road, Hawthorn

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$5,000,000 & \$5,500,000

### Median sale price

|               |             |       |            |        |        |          |
|---------------|-------------|-------|------------|--------|--------|----------|
| Median price  | \$2,300,000 | House | X          | Unit   | Suburb | Hawthorn |
| Period - From | 01/07/2017  | to    | 30/09/2017 | 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 Toorak estate agent and Helena Chow consider to be most comparable to the property for sale.

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 1 17 Fairview Street, Hawthorn   | \$5,510,000 | 03/06/2017   |
| 2 7 Lovell Street, Hawthorn East | \$5,180,000 | 28/10/2017   |
| 3 53 Linda Crescent, Hawthorn    | \$5,610,000 | 20/08/2017   |