

# RT Edgar

## STATEMENT OF INFORMATION

25 February 2019

### Property offered for sale

7 Lawson Street, Hawthorn East VIC 3123

### Indicative selling price

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

Range  
between \$3,100,000 & \$3,400,000

### Median sale price

Median price \$2,100,000 House X Unit Suburb Hawthorn East

Period - From 01/10/2018 to 31/12/2018 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 Rachael Fabbro consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 31 Berkeley St HAWTHORN 3122	\$3,460,000	01/12/2018
2 56 Leura Gr HAWTHORN EAST 3123	\$3,425,000	22/09/2018
3 35 Britten St GLEN IRIS 3146	\$3,120,000	08/09/2018