

RT Edgar

STATEMENT OF INFORMATION

14 December 2017

Property offered for sale

206/38 Camberwell Road, Hawthorn East 3123

Indicative selling price

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

Single price \$515,000

Median sale price

Median price	\$633,750	House	Unit	X	Suburb	Hawthorn East 3123
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Period - From	01/10/2016	to	30/09/2017	Source	REIV
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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 Paul Walker consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 409/32 Lilydale Grove, Hawthorn East	\$515,000	18/08/2017
2 B317/12 Albert Street, Hawthorn East	\$508,000	28/06/2017
3 207/174 Riversdale Road, Hawthorn East	\$485,000	12/07/2017