

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb and postcode)

456 Barkers Road, Hawthorn East 3123

Indicative selling price

(*Delete single price or range as applicable)

Single price *\$xxxxxxxxx OR Range between *\$1,300,000 & \$1,400,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price \$1,860,000 House x Unit Suburb Hawthorn East

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

(*Delete A or B below as applicable)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 18/456 Barkers Rd Hawthorn East 3123	\$1,445,000	20/05/2016
2 17/456 Barkers Rd Hawthorn East 3123	\$1,420,000	08/10/2016
3 11/456 Barkers Rd Hawthorn East 3123	\$1,400,100	28/11/2016

OR

B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

