

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

(Address, including suburb and postcode)

12/21 Auburn Grove , Hawthorn East 3123

### Indicative selling price

(\*Delete single price or range as applicable)

Single price	xxxxx	OR Range between	*\$575,000	&	\$620,000
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### Median sale price

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

Median price	\$665,500	House	Unit	x	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 5/29 Elphin Grove HAWTHORN 3122	\$612,500	25/02/2017
2 9/578 Glenferrie Rd HAWTHORN 3122	\$600,000	01/04/2017
3 8/29 Auburn Grove HAWTHORN EAST 3123	\$597,000	18/03/2017

**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.

