

RT Edgar

STATEMENT OF INFORMATION

24 November 2018

Property offered for sale

11/36 Elphin Grove, Hawthorn VIC 3122

Indicative selling price

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

Single Price \$569,000

Median sale price

Median price	\$607,000	House	Unit	X	Suburb	Hawthorn
Period - From	01/07/2018	to	30/09/2018	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 Nick Walker consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/18 Rossfield Ave KEW 3101	\$555,000	25/08/2018
2 1/22 Auburn Gr HAWTHORN EAST 3123	\$520,000	31/10/2018
3 6/9 Henry St HAWTHORN 3122	\$502,500	10/10/2018