

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

(Address, including suburb and postcode)

223/20 Camberwell Rd Hawthorn East

### Indicative selling price

(\*Delete single price or range as applicable)

Single price \*\$- OR Range between \*\$340,000 & \$370,000

### Median sale price

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

Median price \$545,000 House Unit x Suburb Hawthorn East  
Period - From 30/10/16 to 30/04/17 Source PDOL

### 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 |
|---------------------------------|-----------|--------------|
| 1 409/770A Toorak Rd Glen Iris  | \$360,000 | 20/12/2016   |
| 2 403/25 Lynch Street Hawthorn  | \$355,000 | 10/12/2016   |
| 3 204/81 Riversdale Rd Hawthorn | \$360,000 | 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.

