

# RT Edgar

## STATEMENT OF INFORMATION

20 February 2018

### Property offered for sale

2 Wellesley Road, Hawthorn

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$4,000,000 & \$4,400,000

### Median sale price

Median price	\$2,718,000	House	X	Unit	Suburb	Hawthorn
Period - From	01/10/2017	to	31/12/2017	Source	REIV	

### Comparable property sales

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

Address of comparable property	Price	Date of sale
<b>1</b> 390 Glenferrie Road, Malvern	\$4,750,000	28/10/2017
<b>2</b> 47 Coppin Grove, Hawthorn	\$4,450,000	14/12/2017
<b>3</b> 120 Riversdale Road, Hawthorn	\$4,183,000	06/12/2017