

# RT Edgar

## STATEMENT OF INFORMATION

13 November 2018

### Property offered for sale

8/12 Auburn Grove, Hawthorn East VIC 3123

### Indicative selling price

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

Range  
between \$355,000 & \$385,000

### Median sale price

Median price \$619,000 House Unit X Suburb Hawthorn East

Period - From 01/10/2017 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 5/197 Auburn Rd HAWTHORN 3122	\$390,000	09/10/2018
2 7/332 Riversdale Rd HAWTHORN EAST 3123	\$367,000	08/09/2018
3 11/280 Riversdale Rd HAWTHORN EAST 3123	\$365,000	17/08/2018