

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

3 Mowbray Street, Hawthorn East 3123

Indicative selling price

Range between *\$4,500,000 & \$4,950,000

Median sale price

Median price \$1,875,000 House X Unit Suburb Hawthorn East 3123

Period - From 01/04/2017 to 30/06/2017 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 Eva Gyrodi consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 1 22 Leura Grove, Hawthorn East 3123 | \$4,780,000 | 04/03/2017 |
| 2 24A Tourello Avenue, Hawthorn East 3123 | \$4,700,000 | 10/07/2017 |
| 3 19 Lawson Street, Hawthorn East 3123 | \$4,521,000 | 17/05/2017 |