

RT Edgar

STATEMENT OF INFORMATION

24 July 2018

Property offered for sale

54 Victoria Road, Hawthorn East VIC 3123

Indicative selling price

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

Range between \$2,100,000 & \$2,250,000

Median sale price

Median price \$2,315,000 House X Unit Suburb Hawthorn East

Period - From 01/04/2017 to 31/03/2018 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 2/54 Wattle Rd HAWTHORN 3122	\$2,275,000	12/05/2018
2 43a Pleasant Rd HAWTHORN EAST 3123	\$1,970,000	12/04/2018
3 2/516 Tooronga Rd HAWTHORN EAST 3123	\$2,006,500	24/02/2018