

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

301/38 Camberwell Rd, Hawthorn East 3123

### Indicative selling price

Range between \*\$540,000 & \$575,000

### Median sale price

Median price \$665,500 House Unit X Suburb Hawthorn East

Period - From 01/04/2016 to 31/03/2017 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 (Glen Coutinho) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 504/4-14 Burke Ave HAWTHORN EAST 3123	\$610,000	06/03/2017
2 7/474 Glenferrie Rd HAWTHORN 3122	\$563,000	22/02/2017
3 B317/12 Albert St HAWTHORN EAST 3123	\$508,000	28/06/2017