

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb and postcode)

2 Fairmount Road, Hawthorn East 3123

Indicative selling price

(*Delete single price or range as applicable)

Single price xxxxxxxx OR Range between *\$2,000,000 & \$2,200,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price \$2,637,000 House x Unit Suburb Hawthorn East
Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

(*Delete A or B below as applicable)

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

Address of comparable property	Price	Date of sale
1 21 Park Rd GLEN IRIS 3146	\$2,100,000	26/11/2016
2 2 Kerr Cr CAMBERWELL 3124	\$2,096,000	08/04/2017
3 48 St Johns Av CAMBERWELL 3124	\$2,000,000	16/12/2016

OR

B. RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

