Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

11 Roseberry Street, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,650,000		&		\$2,900,0	00			
Median sale price									
Median price	\$2,550,000	Pro	operty Type	Hou	se		Suburb	Hawthorn East	
Period - From	01/04/2023	to	31/03/2024		So	urce	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 the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	30 York St HAWTHORN 3122	\$2,900,000	17/02/2024
2	184 Rathmines Rd HAWTHORN EAST 3123	\$2,700,000	10/02/2024
3	10 Roseberry St HAWTHORN EAST 3123	\$2,630,000	24/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/05/2024 09:44







Property Type: House Agent Comments

Indicative Selling Price \$2,650,000 - \$2,900,000 Median House Price Year ending March 2024: \$2,550,000

Comparable Properties



30 York St HAWTHORN 3122 (REI)

Price: \$2,900,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 276 sqm approx Agent Comments



184 Rathmines Rd HAWTHORN EAST 3123 (REI/VG) 4 2 1

10 Roseberry St HAWTHORN EAST 3123

Price: \$2,700,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res) Land Size: 408 sqm approx Agent Comments

Agent Comments



Price: \$2,630,000 Method: Auction Sale Date: 24/11/2023 Property Type: House (Res) Land Size: 413 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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