

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 between

\$2,650,000

 &

\$2,900,000

Median sale price

Median price

\$2,550,000

 Property Type

House

 Suburb

Hawthorn East

Period - From

01/04/2023

 to

31/03/2024

 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 the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address 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



5 3 1

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)

Agent Comments

4 2 1

Price: \$2,900,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 276 sqm approx



184 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 2 1

Price: \$2,700,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 408 sqm approx



10 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 2 1

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