

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 54 Roseberry Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$2,700,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2023 to 31/12/2023 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	4/12 Wattle Rd HAWTHORN 3122	\$1,960,000	02/03/2024
2	4 St Helens Rd HAWTHORN EAST 3123	\$1,890,000	17/02/2024
3	2/31 King St CAMBERWELL 3124	\$1,800,000	24/02/2024

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: 04/03/2024 16:19



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

Year ending December 2023: \$2,700,000

Comparable Properties



4/12 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments

4 2 2

Price: \$1,960,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 450 sqm approx



4 St Helens Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 3

Price: \$1,890,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 428 sqm approx



2/31 King St CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 24/02/2024

Property Type: House

Land Size: 315 sqm approx