

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

1 Roseberry Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$2,570,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2023 to 30/09/2023 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	17 Invermay Gr HAWTHORN EAST 3123	\$2,222,222	09/09/2023
2	13 Salisbury Gr HAWTHORN 3122	\$2,130,000	15/08/2023
3	456 Tooronga Rd HAWTHORN EAST 3123	\$2,130,000	08/09/2023

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:

16/10/2023 11:24



4 2 2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

September quarter 2023: \$2,570,000

Comparable Properties



17 Invermay Gr HAWTHORN EAST 3123 (REI) [Agent Comments](#)

3 1 3

Price: \$2,222,222

Method: Private Sale

Date: 09/09/2023

Property Type: House



13 Salisbury Gr HAWTHORN 3122 (REI/VG) [Agent Comments](#)

3 1 1

Price: \$2,130,000

Method: Sold Before Auction

Date: 15/08/2023

Property Type: House (Res)

Land Size: 409 sqm approx



456 Tooronga Rd HAWTHORN EAST 3123 (REI) [Agent Comments](#)

3 1 2

Price: \$2,130,000

Method: Sold Before Auction

Date: 08/09/2023

Property Type: House (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088