

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 39 Roseberry Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,540,000 & \$1,600,000

Median sale price

Median price \$2,913,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2023 to 30/06/2023 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	35 Haines St HAWTHORN 3122	\$1,615,000	15/04/2023
2	14 Roseberry St HAWTHORN EAST 3123	\$1,580,000	27/03/2023
3	50 Harts Pde HAWTHORN EAST 3123	\$1,552,500	06/05/2023

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: 03/08/2023 15:55



 2  2  1

Property Type: House

Agent Comments

Indicative Selling Price
\$1,540,000 - \$1,600,000
Median House Price
June quarter 2023: \$2,913,000

Comparable Properties



35 Haines St HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Price: \$1,615,000

Method: Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 378 sqm approx



14 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,580,000

Method: Private Sale

Date: 27/03/2023

Property Type: House

Land Size: 273 sqm approx



50 Harts Pde HAWTHORN EAST 3123 (REI)

Agent Comments

 2  2  2

Price: \$1,552,500

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 271 sqm approx

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