



**Rooms:** 7

**Property Type:** House

**Agent Comments**

## Comparable Properties



**2 Westley St HAWTHORN EAST 3123 (REI)**

**Agent Comments**



**Price:** \$2,512,000

**Method:** Auction Sale

**Date:** 05/08/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



**8 Leslie St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$2,370,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 362 sqm approx

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.

## 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  
10 Roseberry Street, Hawthorn East Vic 3123

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 &amp; \$2,300,000

**Median sale price**

Median price \$2,210,000 House X Unit Suburb Hawthorn East

Period - From 01/07/2017 to 30/09/2017 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		
2		
3		

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.