

Property Report

26 Roseberry Street,
Hawthorn East, Vic, 3123



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3124



Prepared for Sample by Jessica Blake

Professional, energetic and knowledgeable, Jessica Blake is one of Camberwell's leading real estate specialists. Starting her own company, Blake Estate Agents in 2016, she leads the industry in innovative marketing campaigns, skillful auctioneering and successful private sales. Jessica will do her best to secure the best price for you every single time, using her experience in the area to provide you with an expert valuation.



Property Report

26 Roseberry Street, Hawthorn East, Vic 3123

Lot/Plan Number: 1/TP299553

Area: 205.20

Melway Map Ref: MELWAY (45G11)

Planning Zone Number: 422

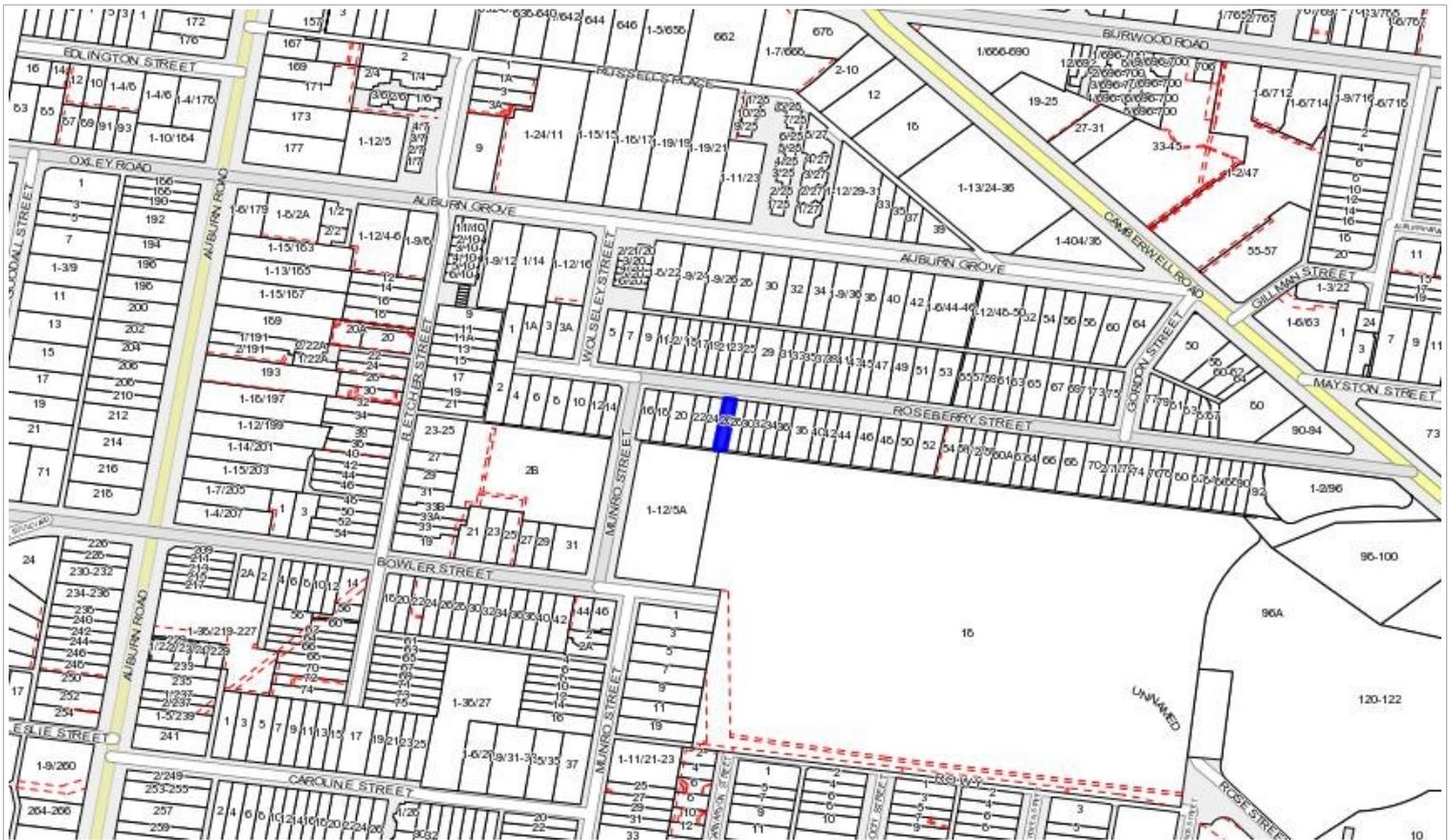
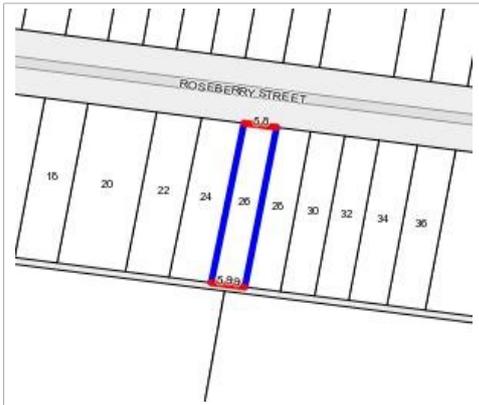
Overlay Zone:

Municipality: Boroondara

Perimeter: 81

Planning Scheme Zone: ZN

Planning Zone: PPRZ



Demographic profile for Hawthorn East

Hawthorn East is located 8 km east of the CBD. Hawthorn East is a small mixed use suburb in Melbourne's inner east. Significant commercial centres line the east and west boundaries (Auburn Road and Burke Road respectively). The suburb has a highly educated population with a significant proportion (23%) of it's labour force employed in the finance, property and business sectors. The suburb also features the Swinburne Technical School, the head office of Coles-Myer Ltd and Anderson Park.



Suburb

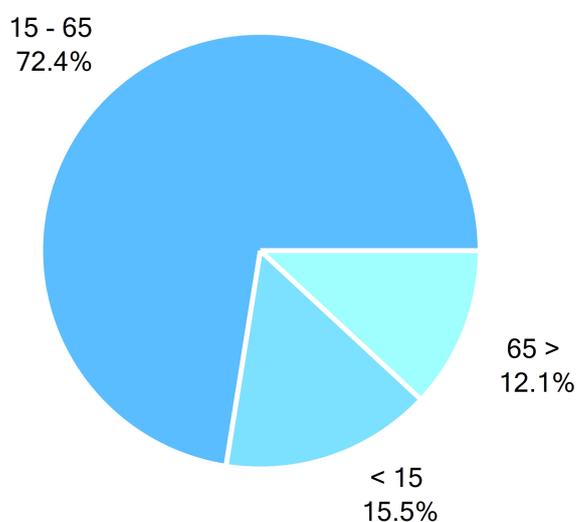
Hawthorn East

Local Government Area

Boroondara

Median Age

33

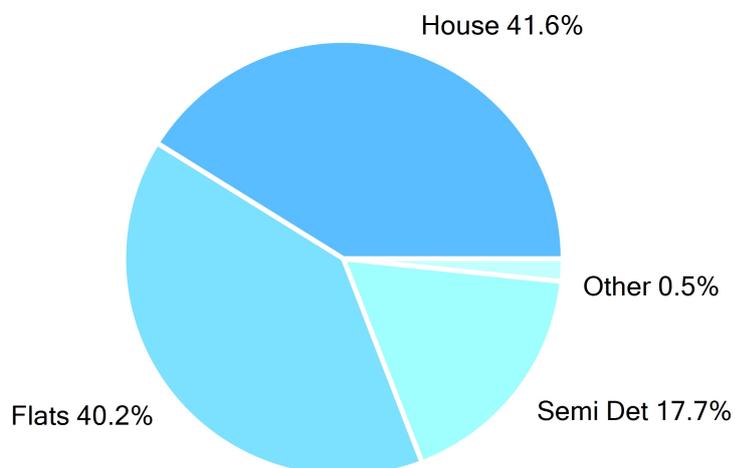


Population

Under 15 years	2033
15-65 years	9487
65 years and over	1582
Total	13101

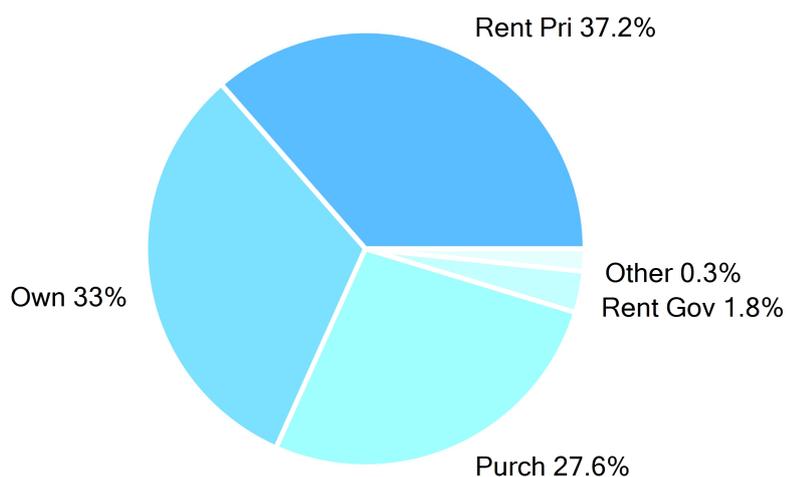
*Based on the latest available data from the Australian Bureau of Statistics, Census 2011

Demographic profile for Hawthorn East



Dwelling Type

Separate house	2125
Semi-detached (row/terrace)	906
Flat, unit or apartment	2056
Other	24
Total	5111



Rent vs. Own

Own	1643
Purchasing	1375
Rent government	90
Rent private	1850
Other	16

Median Loan Repayments & Income

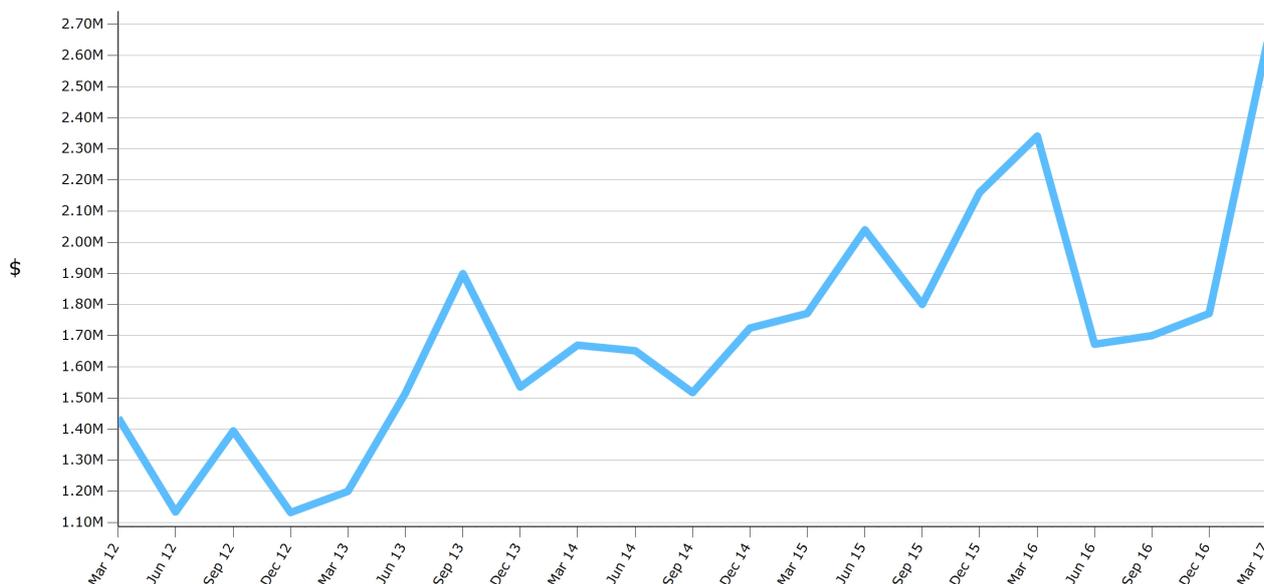
Monthly loan repayment	\$2,392.00
Weekly rent	\$355.00
Weekly individual income	\$862.00
Weekly family income	\$2,558.00
Weekly household income	\$1,832.00

*Based on the latest available data from the Australian Bureau of Statistics, Census 2011

Median Prices for Hawthorn East

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

HOUSE Median Price



UNIT Median Price



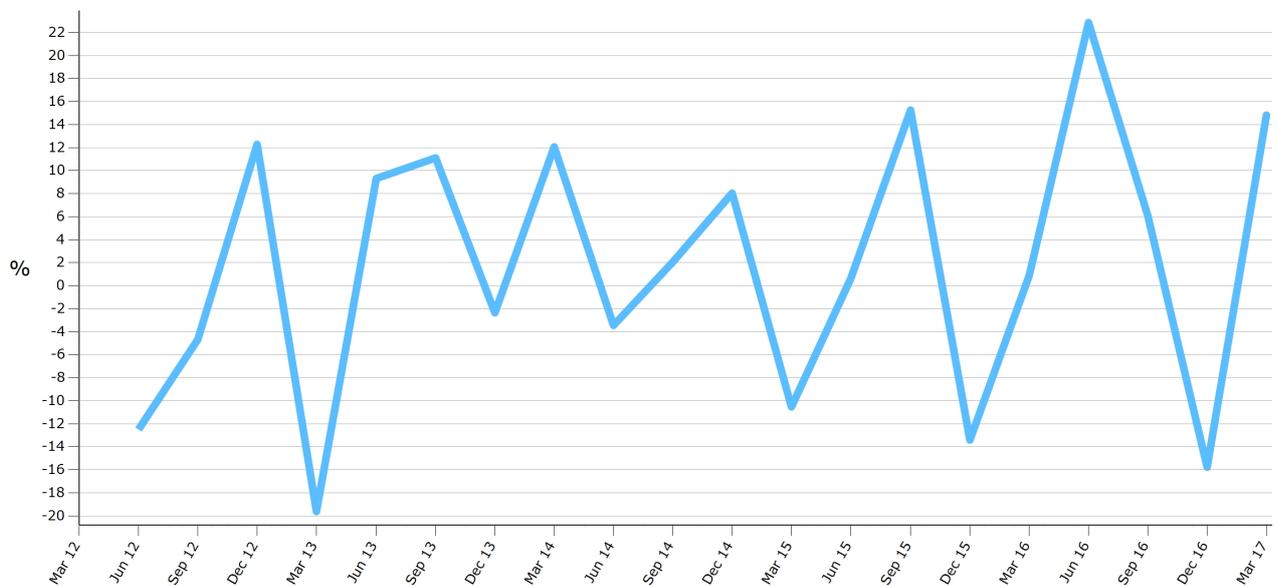
Capital Growth for Hawthorn East

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

HOUSE Capital Growth



UNIT Capital Growth



Rental History for

26 Roseberry Street Hawthorn East, Vic 3123



26 Roseberry St HAWTHORN EAST 3123 (REI)

Single fronted victorian freestanding timber house with immediate access to extensive parkland at the rear. An arched hallway leads to two bedrooms, family bathroom, laundry room, spacious lounge, kitchen with adjacent family room with open fireplace and Jetmaster overlooking rear courtyard. Features include open fireplaces, ceiling roses, moulded cornices, gas ducted heating and shed. ...



Price: \$340

Bond:

Leased Date: 09/09/2005

Furnished: No

Rooms: 4

Property Type: House

Comparable rentals in Hawthorn East

Selection Criteria

Date is between 29/11/2016 and 29/05/2017
Property Type is one of House (Res)
Street Number is 26
Street(s) is one of the following Roseberry
Street Type is Street
Bedrooms is between 2 and 2
Bathrooms is between 1 and 1
Surrounding Area of 2
Suburb(s)/Postcode(s) is one of the following Hawthorn East
Data Source is REI



20 Beaconsfield Rd HAWTHORN 3122 (REI)

A brilliant balance of indoor-outdoor space, period and modern features plus easy access to nearby Camberwell Junction and expansive parklands ensures this attractive 1920s residence is the ideal fit. Stylishly updated throughout a single-level floorplan flooded with northern light, this fabulous solid brick home on a large allotment in a beautiful tree-lined street, provides an excellent ...



Price: \$650
Bond: \$4,237
Leased Date: 15/02/2017
Furnished: No
Rooms: 4
Property Type: House



27 Broadway CAMBERWELL 3124 (REI)

This stunning 2 bedroom home offers polished floors, pressed metal ceilings, open fire-places and lead-light windows. Inviting hall, central living room and two double bedrooms while slate tiles and timber tones convey the 70s character of a kitchen/dining that opens up to a north facing courtyard perfect for entertaining. With everything that Camberwell junction has to offer you can leave ...



Price: \$590
Bond: \$3,846
Leased Date: 01/02/2017
Furnished: No
Rooms: 4
Property Type: House



9 Miami St HAWTHORN 3122 (REI)

If you are looking for a spacious 2 bedroom home that is delightfully presented in a quiet street location, then look no further than this one! The formal entrance hallway greets you and as you move into the living areas, the flowing lounge, dining and kitchen provide plenty of living space; renovated kitchen has dishwasher, gas cook-top and electric bench; double bedrooms with built in robes; ...



Price: \$667
Bond: \$3,325
Leased Date: 21/01/2017
Furnished: No
Rooms: 3
Property Type: House



41 Roseberry St HAWTHORN EAST 3123 (REI)

This stunning free standing Victorian is situated in a quiet, highly convenient setting close to Camberwell Junction, moments from Fritsch Holzer Park. The luxury of 2 Living/Dining domains, 1 classically inviting and accompanied by an open fire place, the other light filled and opening to a landscaped north facing courtyard, distinguishes a faultlessly presented floor-plan that ...

2 1 1

Price: \$610
Bond: \$3,976
Leased Date: 12/01/2017
Furnished: No
Rooms: 4
Property Type: House



6 Selbourne St HAWTHORN 3122 (REI)

In a quiet no through street you won't find better! Boasting a fantastic location close to the restaurants and cafes of Glenferrie Road and Auburn Road, Auburn and Glenferrie Rail Stations and the famous "Rocket Park". Contemporary up to date accommodation provided with:-Two bedrooms with built in robes and decorative open fire places,-Formal living room, -large bright and ...

2 1 1

Price: \$600
Bond: \$3,600
Leased Date: 06/01/2017
Furnished: No
Rooms: 3
Property Type: House



34 Miami St HAWTHORN EAST 3123 (REI)

- UNDER APPLICATION -With a light and bright interior, this well presented and maintained Art Deco home offers two bedrooms, north facing living room with period fireplace, adjoining dining room, beautiful contemporary bathroom and modern kitchen with polished concrete floor opening out to rear paved garden and separate laundry/storage. Walk to Riversdale Road ...

2 1 2

Price: \$580
Bond: \$3,480
Leased Date: 28/12/2016
Furnished: No
Rooms: -
Property Type: House



5 Carnarvon St HAWTHORN EAST 3123 (REI)

This Victorian home has been tastefully updated combining period feature charm with modern comfort and prized location set in a quiet cul-de-sac and just behind the Fritz Holzer Reserve. The free standing home comprises two generous bedrooms with open fire places and master with BIR's and semi ensuite, extensive living dining area with open fire place, large period style bathroom with ...

2 1 1

Price: \$580
Bond: \$2,716
Leased Date: 13/12/2016
Furnished: No
Rooms: 5
Property Type: House

Comparable rentals in Roseberry St

Selection Criteria

Date is between 29/11/2016 and 29/05/2017
Property Type is one of House (Res)
Street Number is 26
Street(s) is one of the following Roseberry
Street Type is Street
Bedrooms is between 2 and 2
Bathrooms is between 1 and 1
Surrounding Area of 2
Suburb(s)/Postcode(s) is one of the following Hawthorn East
Data Source is REI



75 Roseberry St HAWTHORN EAST 3123 (REI)

- LEASED -In a period streetscape this free standing property is one of a few with a corner position enhanced by a prime location close to Camberwell Junction shopping and dining, Rivoli Cinema, the eclectic Auburn Village and transport options; whilst having easy access to Fritsch Holzer Park adds to its recreational lifestyle benefits. This superb single-fronted ...



Price: \$750
Bond: \$4,500
Leased Date: 13/04/2017
Furnished: No
Rooms: -
Property Type: House



45 Roseberry St HAWTHORN EAST 3123 (REI)

**TO REGISTER FOR AN INSPECTION, SIMPLY CLICK ON BOOK INSPECTION OR EMAIL AGENT **This attractive and well maintained two bedroom cottage exudes welcoming charm and contemporary flair. Comprising of:- Welcoming entrance- Light-filled open plan living and dining zone with delightful views out to rear ...



Price: \$485
Bond: \$2,107
Leased Date: 01/02/2017
Furnished: No
Rooms: -
Property Type: House



41 Roseberry St HAWTHORN EAST 3123 (REI)

This stunning free standing Victorian is situated in a quiet, highly convenient setting close to Camberwell Junction, moments from Fritsch Holzer Park. The luxury of 2 Living/Dining domains, 1 classically inviting and accompanied by an open fire place, the other light filled and opening to a landscaped north facing courtyard, distinguishes a faultlessly presented floor-plan that ...



Price: \$610
Bond: \$3,976
Leased Date: 12/01/2017
Furnished: No
Rooms: 4
Property Type: House

On the market

Currently for rent in Hawthorn East.



HAWTHORN 165 Riversdale Road

This recently renovated home throughout is very private and spacious inspection is a must! This double story brick veneer home is located in a convenient location, comprising four bedrooms 3 with built in robes, large master bedroom with Ensuite, s/system heat/cool, walk in robe, access to large private balcony & ample in roof storage at the top of the stairs. Downstairs features new timber ...

Price: \$1350 per week

Rooms: 6

Bedrooms: 4

Property Type: House

Bond: \$5,866

Furnished: No