

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

11 Roseberry Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,362,500 Property Type House Suburb Ascot Vale

Period - From 08/04/2023 to 07/04/2024 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	188 St Leonards Rd ASCOT VALE 3032	\$1,375,000	28/02/2024
2	32 Bloomfield Rd ASCOT VALE 3032	\$1,250,000	05/02/2024
3	15 Norfolk St MOONEE PONDS 3039	\$1,200,000	19/03/2024

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:

08/04/2024 19:55



3 1 1

Property Type: House (Res)

Land Size: 338 sqm approx

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

08/04/2023 - 07/04/2024: \$1,362,500

Agent Comments

Well positioned 3 bedroom terrace, functional bathroom, central living room, kitchen with adjacent meals with access to substantial rear yard offering scope to extend (STCA). Property also includes single lock up garage and ROW access

Comparable Properties



188 St Leonards Rd ASCOT VALE 3032 (REI)

3 2 2

Price: \$1,375,000

Method: Private Sale

Date: 28/02/2024

Property Type: House

Land Size: 419 sqm approx

Agent Comments

Superior land size, comparable location, one extra bathroom



32 Bloomfield Rd ASCOT VALE 3032 (REI)

2 1 -

Price: \$1,250,000

Method: Private Sale

Date: 05/02/2024

Property Type: House

Agent Comments

Inferior land size, one less bedroom, no off street parking, updated bathroom



15 Norfolk St MOONEE PONDS 3039 (REI)

2 1 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 19/03/2024

Property Type: House (Res)

Agent Comments

Inferior landsize, one less bathroom