

# 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

111 Roseberry Street, Ascot Vale Vic 3032

### Indicative selling price

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

Range between \$880,000 & \$950,000

### Median sale price

Median price \$1,375,000 Property Type House Suburb Ascot Vale

Period - From 01/10/2022 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	214 Pin Oak Cr FLEMINGTON 3031	\$925,000	16/12/2023
2	136 Epsom Rd ASCOT VALE 3032	\$925,000	25/11/2023
3	126 Ascot Vale Rd FLEMINGTON 3031	\$890,000	19/12/2023

**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:

12/01/2024 09:58



2   1   1

**Property Type:** House (Res)

**Land Size:** 233 sqm approx

**Agent Comments**

2 bedrooms, kitchen/meals area, large bathroom/laundry paved backyard with easy side laneway access to park your car

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

Year ending September 2023: \$1,375,000

## Comparable Properties



**214 Pin Oak Cr FLEMINGTON 3031 (REI)**

2   1   -

**Price:** \$925,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Agent Comments**

Smaller land size without parking



**136 Epsom Rd ASCOT VALE 3032 (REI)**

2   1   2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Agent Comments**

Inferior location but better quality house



**126 Ascot Vale Rd FLEMINGTON 3031 (REI)**

2   1   2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** House

**Agent Comments**

Larger land size with extra car space but inferior location