

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

2/90-92 ROSEBERRY STREET ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

5/67 ROSEBERRY STREET ASCOT VALE VIC 3032	\$443,000	15-Jul-23
4/77 WALTER STREET ASCOT VALE VIC 3032	-	13-May-23
11/13-15 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$460,000	12-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 24 July 2023



5/67 ROSEBERRY STREET ASCOT VALE VIC 3032

 2  1  1

Sold Price

^{RS} **\$443,000**

Sold Date

15-Jul-23

Distance

0.14km



4/77 WALTER STREET ASCOT VALE VIC 3032

 2  1  1

Sold Price

^{RS} - ^{UN}

Sold Date

13-May-23

Distance

0.26km



11/13-15 MARIBYRNONG ROAD ASCOT VALE VIC 3032

 2  1  1

Sold Price

\$460,000

Sold Date

12-Apr-23

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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