

## 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

129 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Other

Suburb

Ascot Vale

Period-from

01 May 2019

to

30 Apr 2020

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

|   |           |           |
|---|-----------|-----------|
| 37 Roseberry Street Ascot Vale VIC 3032 | \$687,500 | 11-Nov-19 |
| 44 Charles Street Ascot Vale VIC 3032   | \$699,000 | 15-Jun-19 |
|   |           |           |

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: 26 May 2020



**37 Roseberry Street Ascot Vale VIC 3032**

Sold Price

**\$687,500**

Sold Date

**11-Nov-19**

2

1

1

Distance

**0.44km**



**44 Charles Street Ascot Vale VIC 3032**

Sold Price

**\$699,000**

Sold Date

**15-Jun-19**

2

1

1

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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