

1/67 Roseberry Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$420,000 - \$460,000
Median House Price
 Year ending September 2023:
 \$573,000

Comparable Properties



5/67 Roseberry Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$443,000
Method: Auction Sale
Date: 15/07/2023
Rooms: 3
Property Type: Apartment
Agent Comments: Located in the same block, second floor apartment with some updates.



1/26-28 Grandison Street, Moonee Ponds 3039 (REI)
2 Bed 1 Bath 1 Car
Price: \$435,000
Method: Private Sale
Date: 18/10/2023
Property Type: Unit
Agent Comments: Ground floor apartment in older style block, dated internally.



3/9 St James Street, Moonee Ponds 3039 (REI)
2 Bed 1 Bath 1 Car
Price: \$410,000
Method: Private Sale
Date: 22/11/2023
Rooms: 3
Property Type: Unit
Agent Comments: Older style block, freshly presented apartment with some modern updates.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

1/67 Roseberry Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$573,000 Unit x Suburb Ascot Vale

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales

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
5/67 Roseberry Street, ASCOT VALE 3032	\$443,000	15/07/2023
1/26-28 Grandison Street, MOONEE PONDS 3039	\$435,000	18/10/2023
3/9 St James Street, MOONEE PONDS 3039	\$410,000	22/11/2023

This Statement of Information was prepared on:

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