

3/27 Roseberry Street, Ascot Vale Vic 3032



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Unit
Indicative Selling Price
 \$460,000
Median House Price
 Year ending September 2024:
 \$567,500

Comparable Properties



2/26 Epsom Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$455,000
Method: Private Sale
Date: 06/11/2024
Property Type: Unit
Agent Comments: Comparable size and presentation inferior location



8/27 Roseberry Street, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$440,000
Method: Private Sale
Date: 21/10/2024
Property Type: Unit
Agent Comments: Same location and comparable size, inferior presentation



4/30 Ormond Road, Ascot Vale 3032 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$450,000
Method: Private Sale
Date: 26/09/2024
Property Type: Unit
Agent Comments: Comparable size, comparable presentation inferior location

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

3/27 Roseberry Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$567,500

Unit

x

Suburb

Ascot Vale

Period - From

01/10/2023

to

30/09/2024

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
2/26 Epsom Road, ASCOT VALE 3032	\$455,000	06/11/2024
8/27 Roseberry Street, ASCOT VALE 3032	\$440,000	21/10/2024
4/30 Ormond Road, ASCOT VALE 3032	\$450,000	26/09/2024

This Statement of Information was prepared on:

13/01/2025 14:34