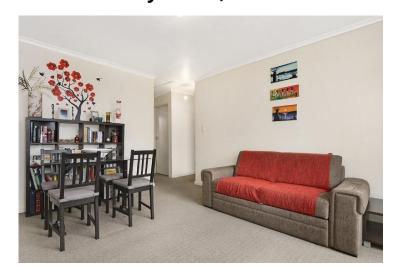
3/27 Roseberry Street, Ascot Vale Vic 3032



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	3/27 Roseberry Street, Ascot Vale Vic 3032
locality and postcode	

Indicative selling price

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

60,000

Median sale price

Median price	\$567,500		Unit x	Suburb	Ascot	Vale	
Period - From	01/10/2023	to	30/09/2024	S	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: 13/01/2
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