

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

8 Rosea Court, Ascot Vic 3551

Indicative selling price

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

Range between \$450,000

&

\$470,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb Ascot

Period - From 01/07/2017

to

30/06/2018

Source REIV

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 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
1	2/48b Strickland St ASCOT 3551	\$422,500	27/07/2018
2	96a Myrtle Rd ASCOT 3551	\$422,000	24/07/2018
3	2 Rosea Ct ASCOT 3551	\$405,050	27/08/2018

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 six months.

Gavin Butler
03 5448 3322
0427 887 766
sales@gavinbutler.com.au



 4  3  2

Rooms:
Property Type: House (Res)
Land Size: 3505 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$470,000
Median House Price
Year ending June 2018: \$350,000

Comparable Properties



2/48b Strickland St ASCOT 3551 (REI/VG)

Agent Comments

 4  2  2

Price: \$422,500
Method: Private Sale
Date: 27/07/2018
Rooms: 6
Property Type: House
Land Size: 1077 sqm approx

96a Myrtle Rd ASCOT 3551 (VG)

Agent Comments

 4  -  -

Price: \$422,000
Method: Sale
Date: 24/07/2018
Rooms: -
Property Type: House & Flat
Land Size: 2542 sqm approx



2 Rosea Ct ASCOT 3551 (REI/VG)

Agent Comments

 3  2  3

Price: \$405,050
Method: Private Sale
Date: 27/08/2018
Rooms: 5
Property Type: House
Land Size: 645 sqm approx