## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	15 Rosea Court, Ascot Vic 3551
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$555,000	&	\$585,000
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#### Median sale price

Median price	\$595,000	Pro	perty Type	House		Suburb	Ascot
Period - From	23/05/2021	to	22/05/2022		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	211 Station St EPSOM 3551	\$575,000	27/05/2021
2	24 Greenfield Dr EPSOM 3551	\$560,000	13/01/2022
3	5 Sullivan St ASCOT 3551	\$555,000	24/02/2022

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	23/05/2022 10:52





Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au





Property Type: House Land Size: 624 sqm approx

**Agent Comments** 

# Comparable Properties

211 Station St EPSOM 3551 (VG)





Price: \$575,000 Method: Sale Date: 27/05/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 635 sqm approx

24 Greenfield Dr EPSOM 3551 (VG)

**-**3





Price: \$560.000 Method: Sale Date: 13/01/2022

Property Type: House (Res) Land Size: 499 sqm approx

5 Sullivan St ASCOT 3551 (REI/VG)







Price: \$555,000 Method: Private Sale Date: 24/02/2022 Property Type: House Land Size: 605 sqm approx Agent Comments

Agent Comments

**Agent Comments** 

Account - Dungey Carter Ketterer | P: 03 5440 5000





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