

## 131 Roseberry Street, Ascot Vale Vic 3032



**2 Bed 1 Bath 1 Car**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 317 sqm approx

**Indicative Selling Price**

\$1,000,000

**Median House Price**

Year ending September 2022:

\$1,360,000

## Comparable Properties



**3 Filson Street, Ascot Vale 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** House (Res)

**2 Bed 1 Bath 1 Car**

**Land Size:** 240 sqm approx

**Agent Comments:** Weatherboard home with comparable accommodation. Smaller land size.



**2 Normanby Street, Moonee Ponds 3039 (REI)**

**3 Bed 1 Bath 1 Car**

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 05/08/2022

**Property Type:** House (Res)

**Land Size:** sqm approx

**Agent Comments:** Semi-detached weatherboard home with comparable accommodation.



**149 St Leonards Road, Ascot Vale 3032 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 03/12/2022

**Property Type:** House (Res)

**Land Size:** 344 sqm approx

**Agent Comments:** Weatherboard home on larger land size, inferior condition.

## 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

131 Roseberry Street, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$1,000,000

#### Median sale price

Median price

\$1,360,000

House

x

Suburb

Ascot Vale

Period - From

01/10/2021

to

30/09/2022

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
3 Filson Street, ASCOT VALE 3032	\$1,020,000	05/11/2022
2 Normanby Street, MOONEE PONDS 3039	\$1,020,000	05/08/2022
149 St Leonards Road, ASCOT VALE 3032	\$945,000	03/12/2022

This Statement of Information was prepared on:

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