

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

10 Roper Terrace, Ascot Vic 3551

#### Indicative selling price

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

Range between \$410,000

&

\$420,000

#### Median sale price

Median price \$348,000

House

X

Unit

Suburb or locality

Ascot

Period - From 01/01/2017

to

31/12/2017

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 eighteen 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	10 Ambrosia Rise EPSOM 3551	\$415,000	23/09/2016
2	77 Goynes Rd EPSOM 3551	\$415,000	25/09/2016
3	32 Peacock Dr EPSOM 3551	\$395,000	08/12/2017

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 eighteen months.

10 Roper Terrace, Ascot Vic 3551



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**Indicative Selling Price**

\$410,000 - \$420,000

**Median House Price**

Year ending December 2017: \$348,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**10 Ambrosia Rise EPSOM 3551 (REI/VG)**

**Agent Comments**



**Price:** \$415,000

**Method:** Private Sale

**Date:** 23/09/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 808 sqm approx



**77 Goynes Rd EPSOM 3551 (VG)**

**Agent Comments**



**Price:** \$415,000

**Method:** Sale

**Date:** 25/09/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 576 sqm approx



**32 Peacock Dr EPSOM 3551 (REI)**

**Agent Comments**



**Price:** \$395,000

**Method:** Private Sale

**Date:** 08/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 595 sqm approx