

STATEMENT OF INFORMATION

3 ROSEA COURT, ASCOT, VIC

PREPARED BY LAHNI STEPHENSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ROSEA COURT, ASCOT, VIC

 3  1  2

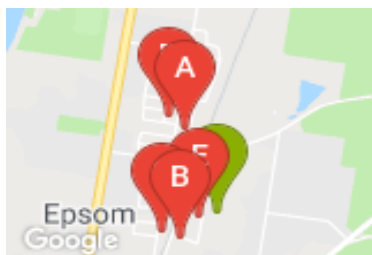
Indicative Selling Price

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

Price Range: **\$330,000 to \$340,000**

Provided by: Lahni Stephenson, Professionals Bendigo

MEDIAN SALE PRICE



ASCOT, VIC, 3551

Suburb Median Sale Price (House)

\$362,750

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



6 SPINY WAY, EPSOM, VIC 3551

 3  2  2

Sale Price

\$349,500

Sale Date: 31/05/2018

Distance from Property: 640m



4 ELANDRA DR, ASCOT, VIC 3551

 3  1  2

Sale Price

***\$340,000**

Sale Date: 05/03/2018

Distance from Property: 318m



148 STATION ST, EPSOM, VIC 3551

 3  2  2

Sale Price

\$350,000

Sale Date: 05/03/2018

Distance from Property: 398m



This report has been compiled on 31/07/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3 MCMEEKEN WAY, EPSOM, VIC 3551

 3  2  2

Sale Price

\$329,000

Sale Date: 02/02/2018

Distance from Property: 772m



31 ELANDRA DR, ASCOT, VIC 3551

 3  2  2

Sale Price

\$338,000

Sale Date: 12/12/2017

Distance from Property: 135m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 ROSEA COURT, ASCOT, VIC

Indicative selling price

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

Price Range:

\$330,000 to \$340,000

Median sale price

Median price

\$362,750

House

X

Unit


Suburb

ASCOT

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
6 SPINY WAY, EPSOM, VIC 3551	\$349,500	31/05/2018
4 ELANDRA DR, ASCOT, VIC 3551	*\$340,000	05/03/2018
148 STATION ST, EPSOM, VIC 3551	\$350,000	05/03/2018
3 MCMEEKEN WAY, EPSOM, VIC 3551	\$329,000	02/02/2018

31 ELANDRA DR, ASCOT, VIC 3551	\$338,000	12/12/2017
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