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# Statement of Information

2 ROSEA COURT, ASCOT, VIC

Prepared by Di Long, Tweed Sutherland First National Real Estate

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

2 ROSEA COURT, ASCOT, VIC

Indicative selling price

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

Price Range:

\$370,000 to \$390,000

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 MCMEEKEN WAY, EPSOM, VIC 3551	\$382,500	15/03/2018
80 GARDEN DR, EPSOM, VIC 3551	\$370,000	15/03/2018
25 ARRAWALLI AVE, ASCOT, VIC 3551	\$380,000	22/12/2017