

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

140 Roseberry Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$890,000

&

\$960,000

Median sale price

Median price

\$1,150,000

House

X

Suburb

Ascot Vale

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/194 Ascot Vale Rd ASCOT VALE 3032	\$936,500	23/03/2017
196 Ascot Vale Rd ASCOT VALE 3032	\$910,000	18/02/2017
22 Sturt St FLEMINGTON 3031	\$910,000	25/03/2017