

3A Roseberry Street, Ascot Vale, VIC 3032



3 Bed, 2 Bath, 2 Car
Property Type: House
Land Size: 179 sqm approx.
Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending March 2023:
 \$1,360,000

Comparable Properties



53 Brown Avenue, ASCOT VALE 3032 (REI/VG)
3 Bed, 2 Bath, 2 Car
Price: \$1,080,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 176 sqm approx
Agent Comments: Modern Street fronted residence with two living areas. Double carport.



67 Hockey Lane, ASCOT VALE 3032 (REI)
3 Bed, 2 Bath, 2 Car
Price: \$1,016,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Agent Comments: Modern Street fronted residence. Superior finishes. Comparable accommodation. Master Bedroom with balcony.



7/100 The Parade, ASCOT VALE 3032 (REI)
3 Bed, 2 Bath, 2 Car
Price: \$990,000
Method: Sold Before Auction
Date: 08/05/2023
Property Type: Townhouse (Res)
Agent Comments: Modern townhouse, block of 11. Newer finishes, inferior overall size. Reverse living floorplan with double garage.

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

3A Roseberry Street, Ascot Vale, VIC 3032

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,360,000 House x Suburb Ascot Vale

Period - From 01/04/2022 to 31/03/2023 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
53 Brown Avenue, ASCOT VALE 3032	\$1,080,000	01/04/2023
67 Hockey Lane, ASCOT VALE 3032	\$1,016,000	27/05/2023
7/100 The Parade, ASCOT VALE 3032	\$990,000	08/05/2023

This Statement of Information was prepared on:

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