

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

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.



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