

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

15 Rosea Court, Ascot Vic 3551

Indicative selling price

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

Range between

\$555,000

&

\$585,000

Median sale price

Median price

\$595,000

Property Type

House

Suburb

Ascot

Period - From

23/05/2021

to

22/05/2022

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 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
1	211 Station St EPSOM 3551	\$575,000	27/05/2021
2	24 Greenfield Dr EPSOM 3551	\$560,000	13/01/2022
3	5 Sullivan St ASCOT 3551	\$555,000	24/02/2022

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 18 months.~~

This Statement of Information was prepared on:

23/05/2022 10:52



3 2 2

Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$555,000 - \$585,000
Median House Price
23/05/2021 - 22/05/2022: \$595,000

Comparable Properties

211 Station St EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$575,000
Method: Sale
Date: 27/05/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 635 sqm approx



24 Greenfield Dr EPSOM 3551 (VG)

Agent Comments

3 - -

Price: \$560,000
Method: Sale
Date: 13/01/2022
Property Type: House (Res)
Land Size: 499 sqm approx



5 Sullivan St ASCOT 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$555,000
Method: Private Sale
Date: 24/02/2022
Property Type: House
Land Size: 605 sqm approx