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	77 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 $1,370,000 Property Type House Suburb Ascot Vale

Period - From 14/08/2023 to 13/08/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	165 Ascot Vale Rd ASCOT VALE 3032	$947,000	20/07/2024
2	34 Bloomfield Rd ASCOT VALE 3032	$1,077,500	12/07/2024
3	4 Munro St ASCOT VALE 3032	$1,040,000	08/06/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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77 Roseberry Street, Ascot Vale Vic 3032

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3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
14/08/2023 - 13/08/2024: $1,370,000

Comparable Properties

165 Ascot Vale Rd ASCOT VALE 3032 (REI)

3 1 -

Price: $947,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)

Agent Comments

Larger land but inferior location



34 Bloomfield Rd ASCOT VALE 3032 (REI)

2 1 -

Price: $1,077,500
Method: Private Sale
Date: 12/07/2024
Property Type: House (Res)
Land Size: 184 sqm approx

Agent Comments

Smaller land, better location, more renovated and one less bedroom

4 Munro St ASCOT VALE 3032 (REI)

2 1 1

Price: $1,040,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)

Agent Comments

Similar location, better condition smaller land

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