

# STATEMENT OF INFORMATION

7 SELBOURNE STREET, ASCOT VALE, VIC 3032

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 SELBOURNE STREET, ASCOT VALE, VIC**  3  1  2

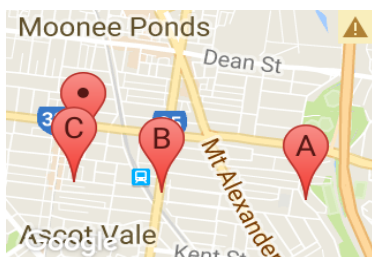
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,280,000 to \$1,335,000**

Provided by: Maurice Moschini, Maddison Estate Agents

## MEDIAN SALE PRICE



**ASCOT VALE, VIC, 3032**

Suburb Median Sale Price (House)

**\$1,147,440**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**42 MYRNONG CRES, ASCOT VALE, VIC 3032**

 3  1  3

Sale Price

**Price Withheld**

Sale Date: 05/08/2017

Distance from Property: 1.5km



**224 ASCOT VALE RD, ASCOT VALE, VIC 3032**

 3  2  2

Sale Price

**Price Withheld**

Sale Date: 19/07/2017

Distance from Property: 606m



**37 ROXBURGH ST, ASCOT VALE, VIC 3032**

 2  1  1

Sale Price

**\$1,306,000**

Sale Date: 15/07/2017

Distance from Property: 256m



This report has been compiled on 08/12/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

7 SELBOURNE STREET, ASCOT VALE, VIC 3032

Indicative selling price

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Price Range:

\$1,280,000 to \$1,335,000

Median sale price

Median price

\$1,147,440

House

X

Unit

Suburb

ASCOT VALE

Period

01 October 2016 to 30 September 2017

Source



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
42 MYRNONG CRES, ASCOT VALE, VIC 3032	Price Withheld	05/08/2017
224 ASCOT VALE RD, ASCOT VALE, VIC 3032	Price Withheld	19/07/2017
37 ROXBURGH ST, ASCOT VALE, VIC 3032	\$1,306,000	15/07/2017