

5 Selbourne Street, Ascot Vale Vic 3032



4 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

\$1,520,000

Median House Price

Year ending September 2023:

\$1,375,000

Comparable Properties



45 South Street, Ascot Vale 3032(REI)

3 Bed 1 Bath 2 Car

Price: \$1,502,000

Method: Auction Sale

Date: 21/10/2023

Rooms: 4

Property Type: House (Res)

Land Size: 527 sqm approx

Agent Comments: Inferior presentation, inferior location, superior land size



11 Selbourne Street, Ascot Vale 3032(REI)

4 Bed 1 Bath 2 Car

Price: \$1,500,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: House (Res)

Land Size: 414 sqm approx

Agent Comments: Comparable location, inferior house size and inferior presentation



17 Mcnae Street, Moonee Ponds 3039 (REI)

4 Bed 1 Bath 2 Car

Price: \$1,500,000

Method: Private Sale

Date: 21/09/2023

Property Type: House (Res)

Land Size: 634 sqm approx

Agent Comments: Inferior location, inferior presentation, superior land size,

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

5 Selbourne Street, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$1,520,000

Median sale price

Median price

\$1,375,000

House

x

Suburb

Ascot Vale

Period - From

01/10/2022

to

30/09/2023

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
45 South Street, ASCOT VALE 3032	\$1,502,000	21/10/2023
11 Selbourne Street, ASCOT VALE 3032	\$1,500,000	20/09/2023
17 Mcnae Street, MOONEE PONDS 3039	\$1,500,000	21/09/2023

This Statement of Information was prepared on:

27/11/2023