

1 Selbourne Street, Ascot Vale Vic 3032



2 Bed 1 Bath - Car

Property Type: House (Res)

Land Size: 202 sqm approx

Indicative Selling Price

\$900,000 - \$970,000

Median House Price

June quarter 2023: \$1,288,000

Comparable Properties



4 Davies Street, Moonee Ponds 3039 (REI)

2 Bed 1 Bath - Car

Price: \$1,045,000

Method: Private Sale

Date: 09/06/2023

Property Type: House

Agent Comments: Inferior location, larger land size, superior presentation/renovation



19 Newton Parade, Moonee Ponds 3039 (REI)

2 Bed 1 Bath 1 Car

Price: \$980,000

Method: Sold Before Auction

Date: 02/08/2023

Property Type: House (Res)

Land Size: 115 sqm approx

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



46 Francis Street, Ascot Vale 3032 (REI)

2 Bed 1 Bath - Car

Price: \$960,000

Method: Auction Sale

Date: 10/06/2023

Property Type: House (Res)

Agent Comments: Comprable presentation, larger land, inferior location

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

1 Selbourne Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$900,000

&

\$970,000

Median sale price

Median price

\$1,288,000

House

x

Suburb

Ascot Vale

Period - From

01/04/2023

to

30/06/2023

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
4 Davies Street, MOONEE PONDS 3039	\$1,045,000	09/06/2023
19 Newton Parade, MOONEE PONDS 3039	\$980,000	02/08/2023
46 Francis Street, ASCOT VALE 3032	\$960,000	10/06/2023

This Statement of Information was prepared on:

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