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	7 Selbourne Street, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,377,500 Property Type House Suburb Ascot Vale

Period - From 01/04/2023 to 31/03/2024 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	46 Mirams St ASCOT VALE 3032	$1,696,000	03/04/2024
2	55 Warrick St ASCOT VALE 3032	$1,687,000	01/06/2024
3	81 Francis St ASCOT VALE 3032	$1,560,000	27/04/2024

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.~~

This Statement of Information was prepared on: 10/07/2024 12:20

7 Selbourne Street, Ascot Vale Vic 3032

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3 2 2

Property Type: House (Res)
Land Size: 394 approx sqm approx

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
Year ending March 2024: $1,377,500

Agent Comments

Updated double front home with dedicated study and ROW access

Comparable Properties



46 Mirams St ASCOT VALE 3032 (REI/VG)

4 1 1

Price: $1,696,000
Method: Sold Before Auction
Date: 03/04/2024
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

Inferior renovation on superior land size. Comparable location.



55 Warrick St ASCOT VALE 3032 (REI)

3 1 2

Price: $1,687,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Superior land size. Comparable accommodation. Both homes offering great under house storage.



81 Francis St ASCOT VALE 3032 (REI/VG)

4 2 1

Price: $1,560,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments

Very recently renovated home. Inferior land size and inferior location.

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