

## 1 Selbourne Street, Ascot Vale Vic 3032



**2 Bed 1 Bath - Car**  
**Property Type:** House  
**Land Size:** 202 sqm approx  
**Indicative Selling Price**  
 \$1,000,000 - \$1,070,000  
**Median House Price**  
 June quarter 2023: \$1,288,000

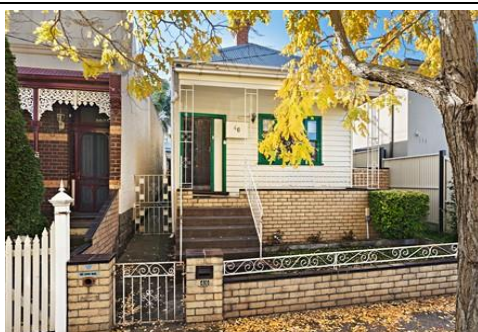
## Comparable Properties



**21 Winchester Street, Moonee Ponds 3039 (REI/VG)**  
**2 Bed 1 Bath - Car**  
**Price:** \$1,020,000  
**Method:** Sold Before Auction  
**Date:** 31/05/2023  
**Property Type:** House (Res)  
**Land Size:** 208 sqm approx  
**Agent Comments:** Comparable presentation, comparable size, comparable location



**40 Canterbury Street, Flemington 3031 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 18/05/2023  
**Property Type:** House (Res)  
**Agent Comments:** Comparable presentation, comparable size, comparable location



**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:** Inferior presentation, inferior size, comparable 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,070,000

#### 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
21 Winchester Street, MOONEE PONDS 3039	\$1,020,000	31/05/2023
40 Canterbury Street, FLEMINGTON 3031	\$1,000,000	18/05/2023
46 Francis Street, ASCOT VALE 3032	\$960,000	10/06/2023

This Statement of Information was prepared on:

25/08/2023 11:56