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	172 St Leonards Road, Ascot Vale Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price	\$1,288,000	Pro	perty Type	House		Suburb	Ascot Vale
Period - From	01/04/2023	to	30/06/2023		Sourc	e 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	29 Union Rd ASCOT VALE 3032	\$1,100,000	22/04/2023
2	2b Latrobe St MOONEE PONDS 3039	\$1,067,500	28/04/2023
3	34 Epsom Rd ASCOT VALE 3032	\$1,050,000	28/05/2023

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:	06/10/2023 08:22









Rooms: 5

Property Type: House

Land Size: 433.754 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 **Median House Price**

June quarter 2023: \$1,288,000

Comparable Properties



29 Union Rd ASCOT VALE 3032 (REI/VG)





Price: \$1,100,000 Method: Auction Sale Date: 22/04/2023

Property Type: House (Res) Land Size: 563 sqm approx

Agent Comments

2b Latrobe St MOONEE PONDS 3039 (REI/VG) Agent Comments

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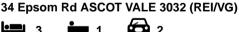
Price: \$1,067,500 Method: Private Sale Date: 28/04/2023

Property Type: House (Res)









Price: \$1,050,000 Method: Private Sale Date: 28/05/2023

Property Type: House (Res) Land Size: 410 sqm approx Agent Comments

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