

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

172 St Leonards Road, Ascot Vale Vic 3032

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

Property Type

House

Suburb

Ascot Vale

Period - From

01/04/2023

to

30/06/2023

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	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)

[Agent Comments](#)



Price: \$1,100,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 563 sqm approx

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

[Agent Comments](#)



Price: \$1,067,500
Method: Private Sale
Date: 28/04/2023
Property Type: House (Res)



34 Epsom Rd ASCOT VALE 3032 (REI/VG)

[Agent Comments](#)



Price: \$1,050,000
Method: Private Sale
Date: 28/05/2023
Property Type: House (Res)
Land Size: 410 sqm approx