

180 St Leonards Road, Ascot Vale Vic 3032



3 Bed 1 Bath 2 Car

Property Type: House

Land Size: 297 sqm approx

Indicative Selling Price

\$1,240,000- \$1,300,000

Median House Price

Year ending June 2022: \$1,355,000

Comparable Properties



6 Kingston Avenue, Ascot Vale 3032 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,325,000

Method: Auction Sale

Date: 09/09/2022

Property Type: House (Res)

Land Size: 483 sqm approx

Agent Comments: Superior land size, inferior location
inferior presentation



17 Wigton Street, Ascot Vale 3032 (REI)

3 Bed 1 Bath - Car

Price: \$1,260,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 229 sqm approx

Agent Comments: Superior location, inferior
presentation, inferior size



177 Maribyrnong Road, Ascot Vale 3032 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,295,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 327 sqm approx

Agent Comments: Inferior location, superior presentation,
comparable size.

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

180 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,240,000 & \$1,300,000

Median sale price

Median price \$1,355,500 House x Suburb Ascot Vale

Period - From 01/07/2021 to 30/06/2022 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
6 Kingston Avenue, ASCOT VALE 3032	\$1,325,000	09/09/2022
17 Wigton Street, ASCOT VALE 3032	\$1,260,000	25/06/2022
177 Maribyrnong Road, ASCOT VALE 3032	\$1,295,000	25/06/2022

This Statement of Information was prepared on:

28/09/2022