

7/157 St Leonards Road, Ascot Vale Vic 3032



2 Bed 1 Bath – Car
Rooms: 4
Property Type: Unit
Indicative Selling Price
 \$430,000
Median House Price
 March quarter 2021: \$648,000

Comparable Properties



7/8 Ormond Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$435,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment
Agent Comments: inferior location being on a main road, superior presentation being fully renovated, comparable size



10/123 Epsom Road, Ascot Vale 3032 (REI)
2 Bed 1 Bath 1 Car
Price: \$434,000
Method: Private Sale
Date: 19/03/2021
Property Type: Apartment
Agent Comments: comparable size, inferior location on a main road, comparable presentation.



20/47 Railway Place West, Flemington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$420,000
Method: Sold Before Auction
Date: 13/04/2021
Property Type: Apartment
Agent Comments: Comparable size, comparable presentation, inferior location opposite train line

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

7/157 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$648,000

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2021

to

31/03/2021

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
7/8 Ormond Road, ASCOT VALE 3032	\$435,000	17/04/2021
10/123 Epsom Road, ASCOT VALE 3032	\$434,000	19/03/2021
20/47 Railway Place West, FLEMINGTON 3031	\$420,000	13/04/2021

This Statement of Information was prepared on:

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