

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

7/54 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$842,500

Property Type

Townhouse

Suburb

Ascot Vale

Period - From

29/04/2023

to

28/04/2024

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	61 Dutton La ASCOT VALE 3032	\$725,000	20/11/2023
2	1/54 St Leonards Rd ASCOT VALE 3032	\$735,000	14/03/2024
3	2/103 St Leonards Rd ASCOT VALE 3032	\$735,000	18/11/2023

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:

29/04/2024 14:21

7/54 St Leonards Road, Ascot Vale Vic 3032



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$735,000

Median Townhouse Price
29/04/2023 - 28/04/2024: \$842,500

Comparable Properties



61 Dutton La ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$725,000
Method:
Date: 20/11/2023
Property Type: Townhouse (Single)



1/54 St Leonards Rd ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$735,000
Method: Private Sale
Date: 14/03/2024
Property Type: Townhouse (Single)



2/103 St Leonards Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

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Price: \$735,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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