

166 St Leonards Road, Ascot Vale Vic 3032



3 Bed 1 Bath - Car

Property Type: House

Land Size: 297 sqm approx

Indicative Selling Price

\$1,385,000

Median House Price

March quarter 2022: \$1,750,000

Comparable Properties



21 Steele Street, Moonee Ponds 3039 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,435,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House

Land Size: 282 sqm approx

Agent Comments: comparable location, comparable presentation, superior car parking with side drive way.



26 St James Street, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,400,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 227 sqm approx

Agent Comments: Comparable location, comparable floor plan, inferior land size but superior car parking.



2 Field Street, Moonee Ponds 3039 (REI)

3 Bed 1 Bath 2 Car

Price: \$1,345,000

Method: Sold Before Auction

Date: 16/05/2022

Property Type: House

Agent Comments: Inferior location, comparable size house, comparable presentation. inferior land size and floor plan but does have parking

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

166 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,385,000

Median sale price

Median price \$1,750,000

House x

Suburb Ascot Vale

Period - From 01/01/2022 to 31/03/2022

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
21 Steele Street, MOONEE PONDS 3039	\$1,435,000	21/05/2022
26 St James Street, MOONEE PONDS 3039	\$1,400,000	09/04/2022
2 Field Street, MOONEE PONDS 3039	\$1,345,000	16/05/2022

This Statement of Information was prepared on:

18/07/2022