

12G/22-26 Leonard Crescent, Ascot Vale Vic 3032



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$385,000
Median House Price
 Year ending December 2023:
 \$570,000

Comparable Properties



101/8 Burrowes Street, Ascot Vale 3032 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$385,000
Method: Private Sale
Date: 09/11/2023
Property Type: Apartment
Agent Comments: One bedroom apartment located nearby. Inferior balcony size



1116/1 Ascot Vale Road, Flemington 3031 (REI)
1 Bed 1 Bath 1 Car
Price: \$385,000
Method: Private Sale
Date: 01/11/2023
Property Type: Apartment
Agent Comments: One bedroom apartment with superior view of Flemington racecourse. Inferior balcony size.



22/29 Bendall Street, Kensington 3031 (REI)
1 Bed 1 Bath 1 Car
Price: \$380,000
Method: Private Sale
Date: 19/12/2023
Property Type: Apartment
Agent Comments: Older style one bedroom apartment. Inferior presentation and small balcony

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

12G/22-26 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$570,000

 Unit

x

 Suburb

Ascot Vale

Period - From

01/01/2023

 to

31/12/2023

 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
101/8 Burrowes Street, ASCOT VALE 3032	\$385,000	09/11/2023
1116/1 Ascot Vale Road, FLEMINGTON 3031	\$385,000	01/11/2023
22/29 Bendall Street, KENSINGTON 3031	\$380,000	19/12/2023

This Statement of Information was prepared on:

05/02/2024 10:19
