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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 locality and postcode

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

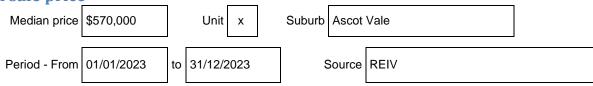
Indicative selling price

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

Single price

\$385,000

Median sale price



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



This guide must not be taken as legal advice.