

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

48 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Ascot Vale

Period - From

01/07/2024

to

30/09/2024

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	62 St Leonards Rd ASCOT VALE 3032	\$1,651,000	27/10/2024
2	35 Robinson St MOONEE PONDS 3039	\$1,785,000	16/07/2024
3	8 Taylor St MOONEE PONDS 3039	\$1,780,000	29/06/2024

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:

04/11/2024 15:20



Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2024: \$1,370,000

Comparable Properties



62 St Leonards Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,651,000

Method: Auction Sale

Date: 27/10/2024

Property Type: House (Res)

Land Size: 351 sqm approx



35 Robinson St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,785,000

Method: Sold Before Auction

Date: 16/07/2024

Property Type: House (Res)

Land Size: 408 sqm approx



8 Taylor St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,780,000

Method: Auction Sale

Date: 29/06/2024

Property Type: House (Res)

Land Size: 166 sqm approx

Account - Whitefox Real Estate | P: 96459699