

## 122 St Leonards Road, Ascot Vale Vic 3032



**3 Bed 1 Bath – Car**

**Rooms:** 5

**Property Type:** House

**Land Size:** 363 sqm approx

**Indicative Selling Price**

\$1,270,000 - \$1,370,000

**Median House Price**

Year ending June 2023: \$1,380,000

## Comparable Properties



**34 Stuart Street, Moonee Ponds 3039 (REI)**

**3 Bed 2 Bath 1 Car**

**Price:** \$1,438,000

**Method:** Private Sale

**Date:** 10/08/2023

**Property Type:** House

**Agent Comments:** Comparable location, superior size, comparable presentation



**66 Bloomfield Road, Ascot Vale 3032 (REI/VG)**

**3 Bed 1 Bath - Car**

**Price:** \$1,292,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (res)

**Land Size:** 221 sqm approx

**Agent Comments:** superior location, inferior size inferior presentation



**14 Geddes Street, Ascot Vale 3032 (REI/VG)**

**3 Bed 1 Bath 2 Car**

**Price:** \$1,288,000

**Method:** Sold Before Auction

**Date:** 22/06/2023

**Property Type:** House (Res)

**Land Size:** 292 sqm approx

**Agent Comments:** inferior location, superior presentation, inferior size

## 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

122 St Leonards Road, Ascot Vale Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,270,000 & \$1,370,000

#### Median sale price

Median price \$1,380,000 House x Suburb Ascot Vale

Period - From 01/07/2022 to 30/06/2023 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
34 Stuart Street, MOONEE PONDS 3039	\$1,438,000	10/08/2023
66 Bloomfield Road, ASCOT VALE 3032	\$1,292,000	29/04/2023
14 Geddes Street, ASCOT VALE 3032	\$1,288,000	22/06/2023

This Statement of Information was prepared on:

25/09/2023