

## 44 St Leonards Road, Ascot Vale Vic 3032



**4 Bed 2 Bath 1 Car**  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 587.62 sqm approx  
**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 December quarter 2022:  
 \$1,480,000

## Comparable Properties



**70 Kent Street, Ascot Vale 3032 (VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$2,250,000  
**Method:** Sale  
**Date:** 22/10/2022  
**Property Type:** House (Res)  
**Land Size:** 385 sqm approx  
**Agent Comments:** Superior presentation, inferior location, inferior size. Stunning home, brand new Renovation/rebuild.



**22 Hurtle Street, Ascot Vale 3032 (REI)**  
**4 Bed 3 Bath 2 Car**  
**Price:** \$2,150,000  
**Method:** Auction Sale  
**Date:** 03/12/2022  
**Property Type:** House (Res)  
**Agent Comments:** Inferior location, comparable presentation, comparable size



**54 Eglinton Street, Moonee Ponds 3039 (REI)**  
**4 Bed 1 Bath - Car**  
**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 13/12/2022  
**Property Type:** House  
**Land Size:** 461 sqm approx  
**Agent Comments:** No car parking, superior presentation, Comparable location. Comparable 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

44 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 \$2,000,000 & \$2,200,000

#### Median sale price

Median price \$1,480,000 House x Suburb Ascot Vale

Period - From 01/10/2022 to 31/12/2022 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
70 Kent Street, ASCOT VALE 3032	\$2,250,000	22/10/2022
22 Hurtle Street, ASCOT VALE 3032	\$2,150,000	03/12/2022
54 Eglinton Street, MOONEE PONDS 3039	\$2,100,000	13/12/2022

This Statement of Information was prepared on:

24/01/2023 14:44