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

	Pro	pertv	offered	for sal	le
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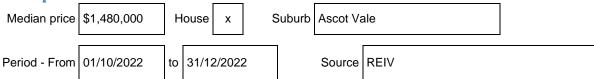
Address Including suburb or locality and postcode	44 St Leonards Road, Ascot Vale Vic 3032
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Indicative selling price

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

&	\$2,200,000
	&

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
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

