

## 7/157 St Leonards Road, Ascot Vale Vic 3032



**2 Bed 1 Bath 1 Car**

**Property Type:**

Flat/Unit/Apartment (Res)

**Indicative Selling Price**

\$460,000

**Median House Price**

March quarter 2024: \$500,000

## Comparable Properties



**2/205-207 Maribyrnong Road, Ascot Vale 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$433,000

**Method:** Sold Before Auction

**Date:** 22/05/2024

**Property Type:** Apartment

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



**2/13-15 Maribyrnong Road, Ascot Vale 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$432,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** Unit

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



**1/32 Grosvenor Street, Moonee Ponds 3039 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$415,000

**Method:** Private Sale

**Date:** 06/06/2024

**Property Type:** Unit

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

## 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

7/157 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)

Single price

\$460,000

#### Median sale price

Median price

\$500,000

Unit

x

Suburb

Ascot Vale

Period - From

01/01/2024

to

31/03/2024

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
2/205-207 Maribyrnong Road, ASCOT VALE 3032	\$433,000	22/05/2024
2/13-15 Maribyrnong Road, ASCOT VALE 3032	\$432,000	26/03/2024
1/32 Grosvenor Street, MOONEE PONDS 3039	\$415,000	06/06/2024

This Statement of Information was prepared on:

29/07/2024