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	62 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $1,490,000 & $1,590,000

Median sale price

Median price $1,370,000 Property Type House Suburb Ascot Vale

Period - From 01/07/2023 to 30/06/2024 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	1 Bloomfield Rd ASCOT VALE 3032	$1,540,000	18/05/2024
2	81 Francis St ASCOT VALE 3032	$1,560,000	27/04/2024
3	83 St Leonards Rd ASCOT VALE 3032	$1,600,000	10/04/2024

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: 24/07/2024 22:46

62 St Leonards Road, Ascot Vale Vic 3032

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3 2

Property Type: House
Land Size: 354 approx. sqm approx

Indicative Selling Price
$1,490,000 - $1,590,000
Median House Price
Year ending June 2024: $1,370,000

Agent Comments

Neatly updated Victorian home on a deep block with north facing backyard.

Comparable Properties



1 Bloomfield Rd ASCOT VALE 3032 (REI)

3 1 1

Price: $1,540,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

Agent Comments

Updated single fronted home. Comparable accommodation. Inferior land size with parking.



81 Francis St ASCOT VALE 3032 (REI/VG)

4 2 1

Price: $1,560,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments

Brand new renovation with additional bedroom. Inferior location on inferior land size.



83 St Leonards Rd ASCOT VALE 3032 (REI)

4 1 1

Price: $1,600,000
Method: Private Sale
Date: 10/04/2024
Property Type: House (Res)
Land Size: 296 sqm approx

Agent Comments

Additional bedroom with parking but lacking 2nd bathroom. Inferior land size and inferior orientation.

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