g6/20 Leonard Crescent, Ascot Vale Vic 3032



2 Bed 2 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
$495,000
Median House Price
December quarter 2024: $520,000

Comparable Properties



16/22 Leonard Crescent, Ascot Vale 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: $470,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment
Agent Comments: Comparable size, comparable location, comparable presentation, No courtyard



3/22 Leonard Crescent, Ascot Vale 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: $480,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment
Agent Comments: Comparable size, comparable location, comparable presentation



15/26 Leonard Crescent, Ascot Vale 3032 (REI/VG)
2 Bed 2 Bath 1 Car
Price: $490,000
Method: Private Sale
Date: 19/11/2024
Property Type: Apartment
Agent Comments: Comparable size, comparable location, comparable 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	g6/20 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price	$495,000

Median sale price

Median price	$520,000	Unit	x	Suburb	Ascot Vale
Period - From	01/10/2024	to	31/12/2024	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
16/22 Leonard Crescent, ASCOT VALE 3032	$470,000	20/12/2024
3/22 Leonard Crescent, ASCOT VALE 3032	$480,000	22/11/2024
15/26 Leonard Crescent, ASCOT VALE 3032	$490,000	19/11/2024

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