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	1/54 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Single price $735,000

Median sale price

Median price $868,500 Property Type Townhouse Suburb Ascot Vale

Period - From 01/01/2023 to 31/12/2023 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	102b Epsom Rd ASCOT VALE 3032	$761,000	08/12/2023
2	2/103 St Leonards Rd ASCOT VALE 3032	$735,000	18/11/2023
3	61 Dutton La ASCOT VALE 3032	$725,000	20/11/2023

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: 01/01/2024 16:03

1/54 St Leonards Road, Ascot Vale Vic 3032

Jerome Feery
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2 2 1

Property Type: Townhouse

Agent Comments

Recently built tri level townhouse with roof top terrace.

Indicative Selling Price
$735,000
Median Townhouse Price
01/01/2023 - 31/12/2023: $868,500

Comparable Properties



102b Epsom Rd ASCOT VALE 3032 (REI)

2 2 1

Price: $761,000
Method: Private Sale
Date: 08/12/2023
Property Type: House

Agent Comments

Comparable accommodation with backyard in an inferior location.



2/103 St Leonards Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $735,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)

Agent Comments

Older style townhouse with courtyard in same street.



61 Dutton La ASCOT VALE 3032 (REI/VG)

2 2 1

Price: $725,000
Method: Private Sale
Date: 20/11/2023
Property Type: Townhouse (Single)

Agent Comments

Comparable townhouse in the same complex.

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