

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

102/20 LEONARD CRESCENT ASCOT VALE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

301/8 BURROWES STREET ASCOT VALE VIC 3032	\$590,000	08-Apr-24
103/1 MUNRO STREET ASCOT VALE VIC 3032	\$570,000	13-Apr-24
4/102 UNION ROAD ASCOT VALE VIC 3032	\$535,000	23-Nov-23

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 6 months.

This Statement of Information was prepared on: 06 May 2024



301/8 BURROWES STREET ASCOT VALE VIC 3032

2 2 1

Sold Price

\$590,000

Sold Date **08-Apr-24**

Distance **0.95km**



103/1 MUNRO STREET ASCOT VALE VIC 3032

2 1 1

Sold Price

^{RS} **\$570,000**

Sold Date **13-Apr-24**

Distance **1.18km**



4/102 UNION ROAD ASCOT VALE VIC 3032

2 1 1

Sold Price

\$535,000

Sold Date **23-Nov-23**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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