

## 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

12/93 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Apr 2022

to

31 Mar 2023

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

15/226 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$284,000	10-Jan-23
5/84-88 DOVER STREET FLEMINGTON VIC 3031	\$307,000	04-Mar-23
2/2 ALEXANDRA AVENUE MOONEE PONDS VIC 3039	\$300,000	29-Nov-22

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: 14 April 2023

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**15/226 MARIBYRNONG ROAD  
MOONEE PONDS VIC 3039** 1  1  1

Sold Price

RS

**\$284,000**

Sold Date

**10-Jan-23**

Distance

**0.64km****5/84-88 DOVER STREET  
FLEMINGTON VIC 3031** 1  1  1

Sold Price

RS

**\$307,000**

Sold Date

**04-Mar-23**

Distance

**1.28km****2/2 ALEXANDRA AVENUE  
MOONEE PONDS VIC 3039** 1  1  1

Sold Price

**\$300,000**

Sold Date

**29-Nov-22**

Distance

**1.33km**

RS = Recent sale

UN = Undisclosed Sale

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