

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 188 St Leondards Road, Ascot Vale 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 \$1,150,000 & \$1,250,000

#### Median sale price

Median price \$1,350,000 Property Type House Suburb Ascot Vale  
Period - From Nov 2022 to Oct 2023 Source REA

#### 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~~

<del>1</del>	<del>Price</del>	<del>Date of sale</del>
<del>1</del>		
<del>2</del>		
<del>3</del>		

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:

16/11/2023