

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

201/26 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$615,000 & \$659,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Ascot Vale

Period - From 01/07/2023 to 30/09/2023 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	311/55 Cumberland Dr MARIBYRNONG 3032	\$635,000	23/05/2023
2	7/14a Leonard Cr ASCOT VALE 3032	\$625,000	15/07/2023
3	7/14a Leonard Cr ASCOT VALE 3032	\$625,000	15/07/2023

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:

25/10/2023 16:12



1 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$615,000 - \$659,000

Median Unit Price

September quarter 2023: \$540,000

Comparable Properties



311/55 Cumberland Dr MARIBYRNONG 3032 (REI/VG)

Agent Comments

2 2 1

Price: \$635,000

Method: Private Sale

Date: 23/05/2023

Property Type: Apartment

7/14a Leonard Cr ASCOT VALE 3032 (REI/VG)

Agent Comments

2 2 1

Price: \$625,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit

7/14a Leonard Cr ASCOT VALE 3032 (REI/VG)

Agent Comments

2 2 1

Price: \$625,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit