

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

27 ST LEONARDS ROAD 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

\$1,675,000

&

\$1,835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,296,000

Property type

House

Suburb

Ascot Vale

Period-from

01 Jul 2023

to

30 Jun 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

42 NAIRN AVENUE ASCOT VALE VIC 3032	1890000	01-Mar-24
6 ARCHER AVENUE ASCOT VALE VIC 3032	1675000	19-Jan-24
19 MYRNONG CRESCENT ASCOT VALE VIC 3032	1877000	14-Feb-24

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: 01 July 2024



**42 NAIRN AVENUE ASCOT VALE
VIC 3032**

 3  3  2

Sold Price

1890000

Sold Date

01-Mar-24

Distance

1.41km



**6 ARCHER AVENUE ASCOT VALE
VIC 3032**

 3  2  2

Sold Price

1675000

Sold Date

19-Jan-24

Distance

1.1km



**19 MYRNONG CRESCENT ASCOT
VALE VIC 3032**

 4  2  2

Sold Price

1877000

Sold Date

14-Feb-24

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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