

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 6/157-159 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$629,000 Property Type Unit Suburb Ascot Vale

Period - From 01/04/2023 to 30/06/2023 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	11/8 Burrowes St ASCOT VALE 3032	\$520,000	19/05/2023
2	9/52 Mirams St ASCOT VALE 3032	\$508,000	21/06/2023
3	3/3 Grosvenor St MOONEE PONDS 3039	\$480,000	17/05/2023

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: 20/07/2023 10:18



Property Type: Apartment

Agent Comments

Neat 2 bedroom, 1 bathroom apartment/flat in an older style complex

Comparable Properties



11/8 Burrowes St ASCOT VALE 3032 (VG)



Agent Comments

2 bedroom, 2 bathroom modern apartment in a newer building

Price: \$520,000

Method: Sale

Date: 19/05/2023

Property Type: Flat/Unit/Apartment (Res)



9/52 Mirams St ASCOT VALE 3032 (REI)



Agent Comments

Neat 2 bedroom, 1 bathroom apartment/flat in older style complex

Price: \$508,000

Method: Private Sale

Date: 21/06/2023

Property Type: Apartment



3/3 Grosvenor St MOONEE PONDS 3039 (REI/VG)



Agent Comments

Updated 2 bedroom, 1 bathroom apartment/flat in older style complex

Price: \$480,000

Method: Private Sale

Date: 17/05/2023

Property Type: Unit

Land Size: 768 sqm approx