

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

67 St Leonards Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$839,750 Property Type Townhouse Suburb Ascot Vale

Period - From 19/06/2023 to 18/06/2024 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	14 Gillespie Av ASCOT VALE 3032	\$1,330,000	09/05/2024
2	2/5 Kipling St MOONEE PONDS 3039	\$1,230,000	23/03/2024
3	2b Wisewould St FLEMINGTON 3031	\$1,220,000	09/05/2024

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: 19/06/2024 09:30



 4  - 

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
19/06/2023 - 18/06/2024: \$839,750

Comparable Properties



14 Gillespie Av ASCOT VALE 3032 (REI)

Agent Comments

 4  2  2

Price: \$1,330,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: House (Res)
Land Size: 315 sqm approx



2/5 Kipling St MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,230,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)



2b Wisewould St FLEMINGTON 3031 (REI)

Agent Comments

 3  1  2

Price: \$1,220,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655