

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

7/26 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$592,500

Property Type

Unit

Suburb

Ascot Vale

Period - From

01/04/2022

to

31/03/2023

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	G11/8 Burrowes St ASCOT VALE 3032	\$520,000	19/05/2023
2	106/8 Burrowes St ASCOT VALE 3032	\$515,000	22/06/2023
3	21/157 Epsom Rd ASCOT VALE 3032	\$515,000	17/06/2023

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:

05/07/2023 19:58



Rooms: 3

Property Type: Apartment

Agent Comments

Modern apartment offering 2 bed, 2 bath & 1 car.

Comparable Properties



G11/8 Burrowes St ASCOT VALE 3032 (REI)



Agent Comments

Older apartment with the same accommodation.

Price: \$520,000

Method: Private Sale

Date: 19/05/2023

Rooms: 3

Property Type: Apartment



106/8 Burrowes St ASCOT VALE 3032 (REI)



Agent Comments

Older apartment with the same accommodation.

Price: \$515,000

Method: Private Sale

Date: 22/06/2023

Property Type: Apartment



21/157 Epsom Rd ASCOT VALE 3032 (REI)



Agent Comments

Has 1 less bath with an extra car. Located on a main rd.

Price: \$515,000

Method: Private Sale

Date: 17/06/2023

Property Type: Apartment