

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

7/54 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Mar 2023

to

29 Feb 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

2/103 ST LEONARDS ROAD ASCOT VALE VIC 3032	\$735,000	18-Nov-23
1/7 MUNRO STREET ASCOT VALE VIC 3032	\$712,000	07-Jun-23
3/193 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$725,000	05-May-23

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: 26 March 2024



2/103 ST LEONARDS ROAD ASCOT VALE VIC 3032 Sold Price **\$735,000** Sold Date **18-Nov-23**

 2  1  1

Distance **0.2km**



1/7 MUNRO STREET ASCOT VALE VIC 3032 Sold Price **\$712,000** Sold Date **07-Jun-23**

 2  1  1

Distance **0.31km**



3/193 MARIBYRNONG ROAD ASCOT VALE VIC 3032 Sold Price **\$725,000** Sold Date **05-May-23**

 2  1  1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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