

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

B209/26 LEONARD CRESCENT 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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Ascot Vale

Period-from

01 Feb 2023

to

31 Jan 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

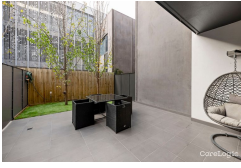
Date of sale

3/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$395,000	25-Sep-23
318/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$360,000	07-Dec-23
210/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$352,500	11-Jan-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: 21 February 2024



3/26 LEONARD CRESCENT ASCOT VALE VIC 3032

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Sold Price **\$395,000** Sold Date **25-Sep-23**

Distance **0.02km**



318/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

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Sold Price **\$360,000** Sold Date **07-Dec-23**

Distance **1.31km**



210/26 LEONARD CRESCENT ASCOT VALE VIC 3032

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Sold Price ^{RS} **\$352,500** Sold Date **11-Jan-24**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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