

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

301/26 Leonard Crescent, Ascot Vale Vic 3032

Indicative selling price

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

Range between \$560,000 & \$605,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Ascot Vale

Period - From 01/01/2019 to 31/12/2019 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	711/1 Ascot Vale Rd FLEMINGTON 3031	\$602,500	24/12/2019
2	239/77 Hobsons Rd KENSINGTON 3031	\$565,000	29/01/2020
3	203/20 Pier La MARIBYRNONG 3032	\$555,000	04/12/2019

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:

27/02/2020 10:07

301/26 Leonard Crescent, Ascot Vale Vic 3032



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

Indicative Selling Price
\$560,000 - \$605,000
Median House Price
Year ending December 2019: \$1,160,000

Comparable Properties

711/1 Ascot Vale Rd FLEMINGTON 3031 (VG) **Agent Comments**

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Price: \$602,500
Method: Sale
Date: 24/12/2019
Property Type: Strata Unit/Flat



239/77 Hobsons Rd KENSINGTON 3031 (REI) **Agent Comments**

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Price: \$565,000
Method: Private Sale
Date: 29/01/2020
Property Type: Apartment



203/20 Pier La MARIBYRNONG 3032 (REI/VG) **Agent Comments**

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Price: \$555,000
Method: Private Sale
Date: 04/12/2019
Rooms: 4
Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.