

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

67c St Leonards Road, Ascot Vale

Indicative selling price

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

Single price

or range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,172,500

*House

x

*unit

Suburb
or locality

Ascot Vale

Period - From

Feb 2017

to

Jan 2018

Source

Core Logic RP Data

Comparable property sales

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. 3/45 Roxburgh St Ascot Vale	\$870,000	2/12/17
2. 1/37 Ascot Vale Rd Ascot Vale	\$870,000	4/9/17
3. 1/ 4-12 Fisher Pde Ascot Vale	\$912,000	18/11/17