Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	5/22 Leonard Crescent, Ascot Vale Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$602,500	Pro	perty Type Ur	nit		Suburb	Ascot Vale
Period - From	18/03/2020	to	17/03/2021	So	urce	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

Address of comparable property		Price	Date of sale
1	3/21 Harold St ASCOT VALE 3032	\$600,000	30/12/2020
2	66/2 Newmarket Way FLEMINGTON 3031	\$589,000	06/02/2021
3	104/51 Sandown Rd ASCOT VALE 3032	\$565,000	26/02/2021

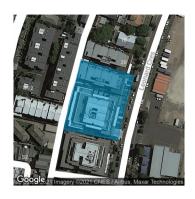
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2021 17:09
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** 18/03/2020 - 17/03/2021: \$602,500

Comparable Properties



3/21 Harold St ASCOT VALE 3032 (REI/VG)

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Agent Comments

Agent Comments

Price: \$600,000 Method: Private Sale Date: 30/12/2020 Property Type: Unit



66/2 Newmarket Way FLEMINGTON 3031 (REI) Agent Comments

Price: \$589,000 Method: Auction Sale

Date: 06/02/2021 Property Type: Apartment



104/51 Sandown Rd ASCOT VALE 3032 (REI)

Price: \$565,000 Method: Private Sale Date: 26/02/2021

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



